

# \$1,250,000 - 3946-3950 Route 28, Boiceville

MLS® #20231687

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## \$1,250,000

3 Bedroom, 2.50 Bathroom, 2,912 sqft  
Residential on 5 Acres

N/A, Boiceville, NY

Winter, spring, summer and fall...all you have to do is kick back and enjoy! An exceptional property with two houses with mountain views, pools (one indoors with hot tub!), decks, waterfall and barn nestled on 4.5 acres in the foothills of the Catskills, less than two hours from New York and within 20 minutes of Ashokan Rail Trail hiking, Belleayre skiing and Woodstock dining. The main house is a spacious and bright log home (3 beds+) with both grand and cozy spaces, the guest house has amenities galore, the garage contains ample storage, and the 2400 sq. ft. Morton barn with electricity and heat has a multitude of uses. Year-round swimming in two pools (inside and out) each set by a roaring and relaxing waterfall and with generous entertaining space. See the video online -- <https://youtu.be/5Onzp1SloaM> --(COPY AND PASTE LINK). Approaching the main house set peacefully at the rear of the property, a stunning waterfall cascading into a lily pond welcomes you. Surrounded by wooded land, the home exemplifies the care and quality of construction throughout the property. Its vaulted great room is bathed in south facing light through a wall of windows with a majestic floor-to-ceiling custom stone fireplace, standing as the jaw-dropping centerpiece of the home. Granite in the eat-in kitchen and dining area with its own wet bar and buffet make cooking and entertaining a joy, while bringing upscale comfort to this casual mountain hideaway. Experience effortless flow



from inside to outside, as any party can drift through sliding glass doors onto the expansive deck to take in the mountain views, enjoy a BBQ, or head back inside to hunker down by the grand fireplace. A huge private office to one side surrounded by windows framing a forest backdrop creates tranquility and convenience for those working from home, or to enjoy movie night on the retractable screen and projector. A hallway lends privacy to access two first floor bedrooms, a full bath and a primary ensuite bath (w/ separate shower and Jacuzzi tub). Upstairs features an expansive loft, a bedroom with an adjoining reading/game room, and full bath overlooking the pool and garden. The basement level adds even more space for children, guests, hobbies and storage - a den with custom stone flooring and wood burning stove, galley kitchen, wine cellar, workshop, and heated garage. Moving packages and luggage upstairs is a breeze with a clever oversized electric dumbwaiter adjacent to the drive-under garage. The large outdoor pool adjoining the main house features spacious patios, a covered pergola, playhouse/storage room and scenic mountain views. A short stroll along a winding wooden walkway above the forest floor brings you to the guest house/spa with brand new splits - a fanciful world of your own! Think winter ski lodge! A kidney shaped, heated indoor pool featuring a two-story rock waterfall (really!) and an adjoining hot tub to -œspa and play, or rest and stay". Dine in the open concept kitchen/dining area, indulge in a steam shower of the dressing/bathroom, or snuggle up by the fireplace. Upstairs a large bedroom suite overlooks the pool and features a private bath and balcony with mountain views. Venture down the oversize spiral staircase to a fantastic game room and climate-controlled wine cellar. A short walk brings you to the huge barn for whatever sparks your imagination- perfect for parties, family

gatherings, hobbies, a yoga or artist studio, collectible cars and motorcycles, pickleball courts - or rented as a source of extra income. The convenient location amid the best of the Catskills/Hudson Valley adds to the magic - 2 minutes to supermarket/shopping and the Ashokan Rail Trail, 10 minutes to Phoenicia, 15 minutes to Woodstock, 20 minutes to Kingston, the Thruway and Belleayre skiing. Come see this easy living retreat with more than you can ever imagine!

Built in 1995

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 20231687                |
| Price          | \$1,250,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,912                   |
| Acres          | 4.54                    |
| Year Built     | 1995                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Log                     |
| Status         | Closed                  |
| MLS            | ucbr_sold               |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3946-3950 Route 28 |
| Area        | Olive              |
| Subdivision | N/A                |
| City        | Boiceville         |
| County      | Ulster             |
| State       | NY                 |
| Zip Code    | 12412              |

### Amenities

|              |   |
|--------------|---|
| Amenities    | Recreation Room                           |
| Parking      | Driveway, Underground, Other, See Remarks |
| # of Garages | 1   |
| View         | Mountain(s)                               |
| Has Pool     | Yes                                       |
| Pool         | Above Ground, In Ground                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Eat-in Kitchen, High Speed Internet, Hot Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Whirlpool Tub |
| Appliances        | Other, Water Heater, Washer, Trash Compactor, Refrigerator, Range Hood, Range, Microwave, Humidifier, Dryer, Dishwasher     |
| Heating           | Ductless, Forced Air, Oil, Radiant, Zoned   |
| Cooling           | Ceiling Fan(s), Central Air, Ductless, Zoned  |
| Has Basement      | Yes   |
| Basement          | Concrete, Finished, Full, Interior Entry, Walk-Out Access   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room, Stone, Wood Burning  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Log   |
| Exterior Features | Lighting  |
| Lot Description   | Garden, Gentle Sloping, Landscaped, Private, Wooded |
| Roof              | Asphalt, Shingle                                    |
| Construction      | Log   |

### **School Information**

|          |                 |
|----------|-----------------|
| District | Onteora Central |
|----------|-----------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2023 |
| Days on Market | 429             |
| Zoning         | 02 - BH 1/2     |