

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

MLS® #20231688

\$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! Exceptional property has 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® #	20231688
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 Route
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	2
View	Mountain(s)
Has Pool	Yes
Pool	Above Ground, In Ground

Interior

Interior Features	Cathedral Ceiling(s), Central Vacuum, Eat-in Kitchen, High Speed Internet, Hot Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Whirlpool Tub, Other
Appliances	Other, Water Heater, Washer, Trash Compactor, Refrigerator, Range Hood, Range, Microwave, Dryer, Dishwasher
Heating	Baseboard, Ductless, Electric, Forced Air, Oil, Radiant
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 Features	Lighting
Lot Description	Garden, Gentle Sloping, Landscaped, Private, Wooded
Roof	Asphalt, Shingle

School Information

District	Onteora Central
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Additional Information

Date Listed	June 14th, 2023
Days on Market	397
Zoning	Mixed 02-BH 1/2