

# \$325,000 - 5941 Route 44-55, Kerhonkson

MLS® #20231456

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## \$325,000

2 Bedroom, 1.50 Bathroom, 1,464 sqft  
Residential on 1 Acres

N/A, Kerhonkson, NY

The perfect basecamp for mountain adventures! This charming L ranch in the low-tax area of Kerhonkson will surprise you! It has room for you, your friends, and all your gear. Walk in to a spacious and light living room, freshly painted and updated with waterproof vinyl flooring. Tucked into the corner is a pellet stove that will heat the whole house and provide that cozy glow on snowy winter nights. There are two spacious bedrooms: one big enough for a king bed, the other with its own en-suite lavatory and sink. Walk through the formal dining room to another room, perfect as an office, a guest room or craft room. The charming galley kitchen looks out onto the enchanting back yard that's the perfect entertaining space: surprisingly private and quiet, surrounded by old-growth trees and complete with two fire pits, one of which is nestled in a stoney Gunk outcrop. Plus, it's already fenced in for the four-legged member of the family. Just off the kitchen is yet another room perfect for gear—simply walk in from the back door after a day of adventure and easily stow your bikes, crash pads, backpacks and everything else. Don't feel like cooking after all that activity? Walk next door to the Rough Cut Brewery, where the food is outstanding and the owners are respectful of your peace and privacy. Just minutes away are Minnewaska State Park, Mohonk Preserve and Ellenville for entertainment, dining, boutiques, and the Shadowland Theater. Many updates over the



past 8 years including new septic tank and field, boiler, architectural shingled roof, many large windows, electric and bath updates. It's close to Minnewaska State Park, Mohonk for swimming, biking, hiking and climbing. It's just 15 minutes to New Paltz, Ellenville for entertainment, dining, botiques including the Shadowland Theater. This low tax area of Kerhonkson is up and coming as a hip place. An alarm system with ADT provides security.

Built in 1960

### Essential Information

MLS® #	20231456
Price	\$325,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,464
Acres	0.75
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage, Ranch
Status	Closed
MLS	ucbr_sold

### Community Information

Address	5941 Route 44-55
Area	Rochester
Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

### Amenities

Parking	Driveway
View	Other

### **Interior**

Interior Features	Beamed Ceilings, High Speed Internet, Other
Appliances	Other, Water Purifier, Water Heater, Washer, Refrigerator, Range Hood, Range, Microwave, Electric Water Heater, Dryer
Heating	Baseboard, Hot Water, Oil, Other
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Crawl Space, Dirt Floor, Partial
Fireplace	Yes
Fireplaces	Living Room, Other, See Remarks

### **Exterior**

Exterior	Aluminum Siding, Frame, Shake Siding
Exterior Features	Lighting
Lot Description	Garden, Gentle Sloping, Landscaped
Roof	Fiberglass, Shingle
Construction	Aluminum Siding, Frame, Shake Siding
Foundation	Slab

### **School Information**

District	Rondout Valley Schools
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### **Additional Information**

Date Listed	May 26th, 2023
Days on Market	416
Zoning	R2