

# \$399,000 - 596 Granite, Kerhonkson

MLS® #20231253

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## \$399,000

3 Bedroom, 2.00 Bathroom, 1,100 sqft  
Residential on 0 Acres

N/A, Kerhonkson, NY

Proudly presenting The Ranch @ the Stony Kill. Located down a quiet country road, this 3 bedroom, 2 bath home is perfectly situated on a spacious and generously sized lot that slopes gently down to a long stretch of frontage on the Stony Kill to complete this quintessential upstate vibe. This turnkey home has all you need for full time living, a weekend getaway or something in between. The home has been tastefully renovated with the perfect blend of minimalist clean lines and modern farmhouse flair. The bright and airy open concept offers white walls, sliding barn doors, tiled bath, laundry room, center kitchen with island and stone countertops, wide board pine floors and aged wood accents. Perfect for all seasons with a wood burning fireplace for cozy nights by the fire after a day of snow shoeing and central AC for those warm summer evenings. Primary bedroom with primary bath for added privacy when entertaining family and friends. The landscape has been prepped and is awaiting your finishing touches. Hike, bike or explore all day. Then come home to enjoy a barbeque with family and friends or sit on the back deck and star gaze as you listen to the tranquil sounds of the Stony Kill just steps away. Come and experience all that the Hudson Valley has to offer. No need to spend your weekends on house projects- all the work has been done for you! Located within minutes to Minnewaska State Park and Mohonk Preserve. Just a short drive to Innes, Arrowood and Kelder's Farm and countless



other outdoor attractions and communities to explore. Come take a look for yourself, this house checks all the boxes!

Built in 1970

### Essential Information

MLS® #	20231253
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.43
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
MLS	ucbr_sold

### Community Information

Address	596 Granite
Area	Rochester
Subdivision	N/A
City	Kerhonkson
County	Ulster
State	NY
Zip Code	12446

### Amenities

Is Waterfront	Yes
Waterfront	Stream

### Interior

Interior Features	Kitchen Island
Appliances	Water Heater, Electric Water Heater
Heating	Forced Air, Propane
Cooling	Central Air

Fireplace Yes  
Fireplaces Living Room, Wood Burning

### **Exterior**

Lot Description Gentle Sloping

### **School Information**

District Rondout Valley Schools

### **Additional Information**

Date Listed May 12th, 2023

Days on Market 429

Zoning R2