

\$639,000 - 6 Sand Hill, Rosendale

MLS® #20231712

\$639,000

3 Bedroom, 2.50 Bathroom, 1,906 sqft
Residential on 0 Acres

N/A, Rosendale, NY

Searching for a legal AIRBNB? Vacation getaway? or the perfect year-round home? Look no further - THIS farmhouse is the one YOU have been waiting for! Experience the HYPNOTIC SOUNDS of MYSTICAL Catskills nights as you relax in your own private backyard oasis. Meandering nature surrounds the backdrop of the home, and bask in the incredible bucolic setting and sounds. The flowing OPEN FLOOR PLAN sets the stage for entertaining into the wee hours or curling up in front of a quiet backyard fire. Whip up a mojito to pair with your favorite entree in the luscious CHEF™S KITCHEN. The cool MARBLED QUARTZ countertops, crisp white SOFT CLOSE cabinets, heavy gauge brass handles are surrounded by high-quality stainless steel appliances, 30" dual gas range with accompanying CHIMNEY HOOD that makes you wonder why you'd live anywhere else. The COOL WOOD FLOORS are a wonder to walk about shoe-free. They run throughout and compliment the DECORATOR white walls accented with traditional wide trim throughout. Snuggle up on a big sexy rug, while the sounds of paradise wash your cares away. The formal sitting room flows seamlessly into the dining room and kitchen - the PERFECT space for late night conversations. The laundry is conveniently located next to a stunning powder room featuring a traditional yet modern styled farmhouse sink! Upstairs you're greeted by two well-sized guest bedrooms that



are FLOODED WITH LIGHT and feature good sized closets. Both bedrooms share a full guest bathroom featuring a FLOATING VANITY, modern lighting, gorgeous tile work and heavy gauge glass shower enclosure with an ECO_FRIENDLY water-saving toilets. And now I have saved the best for last -- the PRIMARY ENSUITE is TO DIE FOR! Unobstructed views of the vast deliciousness that is Rosendale (yep, you would own that!). The bedroom is large enough for a KING BED, also features a dual closets! This is BLISS! Stay toasty warm in the winter, and cool in the summer with central heating and cooling. AMPLE STORAGE SPACE throughout, and a house where EVERYTHING is top-notch and basically new! Power outage - no problem, the back-up GENERATOR will automatically take care of you whether you are home or not! Want an endless stroll or epic bike ride? Spill out of your front door and hop on one of the Hudson Valley's most coveted rail trail experiences. The Catskills are waiting for your long strolls and multi-mile bike rides. If a morning coffee or relaxing lunch is more your speed, you're in luck! Rosendale's main drag is just a hop/skip/jump away and is one of the area's most charming towns with restaurants, shops, and fun valley events, the Rosendale Street Fair, access to Trailways Port Authority Bus and the state of the art Rosendale community pool. Who needs a vacation when this is YOUR HOME? This is a home you CAN NOT AFFORD TO MISS!

Built in 1940

Essential Information

MLS® #	20231712
Price	\$639,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,906
Acres	0.45
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
MLS	ucbr_sold

Community Information

Address	6 Sand Hill
Area	Rosendale
Subdivision	N/A
City	Rosendale
County	Ulster
State	NY
Zip Code	12486

Amenities

Parking	Off Street
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Interior

Interior Features	High Ceilings, High Speed Internet
Appliances	Water Heater, Washer, Refrigerator, Range Hood, Range, Plumbed For Ice Maker, Electric Water Heater, Dryer, Dishwasher
Heating	Electric, Heat Pump
Cooling	Heat Pump
Has Basement	Yes
Basement	Unfinished

Exterior

Exterior	Frame, Wood Siding
Exterior Features	Lighting
Lot Description	Landscaped, Near Public Transit
Roof	Asphalt, Shingle
Construction	Frame, Wood Siding

School Information

District Rondout Valley Schools

Additional Information

Date Listed June 16th, 2023

Days on Market 402

Zoning R2