

# \$2,375,000 - 60 Falls Rd, Ghent

MLS® #153209

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## \$2,375,000

3 Bedroom, 2.00 Bathroom, 1,900 sqft  
Residential on 38 Acres

N/A, Ghent, NY

The Pond House, nestled among 38 private acres of naturally landscaped meadows and extensive walking paths, overlooks an immense, undulating pond. The experience unfolds as you arrive down the winding gravel driveway lined with wildflower meadows, ending in a stone path leading up to the cedar-clad and greenery-surrounded house. The single-story, three-bedroom, two-bath home was intentionally built to serve the terrain rather than overwhelm it. The home's design was inspired by the mid-century homes of California and Scandinavia, as well as the iconic shed-roof farm structures found in the area. The exterior is entirely composed of natural-finish Western Red Cedar and immense floor-to-ceiling windows, each framing an astounding view. Immediately upon entering the home, you're pulled towards the living room's continuous bank of windows, revealing the glistening pondscape and its abundance of flora and fauna. The spacious primary suite is to the left, and the corner screened-in verandah is to the right, both with forever vistas over the water and the fields of various native grasses. The guest wing has two bedrooms and a full bath and is separated from the personal living space on the other end for privacy. A large open, high-ceilinged space on the lower level spans the entirety of the home and provides a blank canvas to have an office, a library, a media room, a gym, or all of these. Danish white oak wood floors throughout, the quality of the kitchen



appliances, the bathroom fixtures, the hardware, and the windows all speak to the high caliber of the design and build. The even rhythm of vertical windows throughout, mimicking the tree trunks outside, allows landscape views in multiple directions, reinforcing the sense of expansiveness and connection with nature. The property's outdoors has been designed by one of the most famous landscape architects, Larry Weaner, renowned for meadow landscaping, ecological restoration, and native garden design. A heated pool is surrounded by irrigated plant beds, flowers blooming from spring to late summer, and a raised vegetable garden. Long, winding, well-maintained paths cut through the entire property, perfect for long walks without ever leaving the property. Multiple points along the pond make for the ideal kayak and boat launches, and hang-out spots include a fire pit and in-the-woods dining area. Ideally located under 10 minutes from Hudson and Kinderhook and just over two hours from New York City.

Built in 2009

### **Essential Information**

MLS® #	153209
Price	\$2,375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,900
Acres	37.90
Year Built	2009
Type	Residential
Sub-Type	Residential
Style	Contemporary
Status	Sold
MLS	cgndmls_sold

## Community Information

Address	60 Falls Rd
Area	Ghent
Subdivision	N/A
City	Ghent
County	Columbia
State	NY
Zip Code	12075

## Amenities

Garages	None
View	Country, Far Reaching, Panoramic, Pond, Parklike, Pastoral, Seasonal, Meadow, Water, Wooded
Is Waterfront	Yes
Has Pool	Yes

## Interior

Appliances	Clothes Dryer, Clothes Washer, Counter Top Range, Dishwasher, Freezer, Built-In Range, Oven, Water Treatment
Heating	Forced, Hot Air
Has Basement	Yes
Basement	Full, Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

## Exterior

Exterior	Cedar
Windows	Casement, Storm
Roof	Membrane, Rubber
Construction	Post & Beam
Foundation	Poured Concrete

## School Information

District	Ichabod Crane
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## Additional Information

Date Listed	June 13th, 2024
Days on Market	19