

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

MLS® #20242765

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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.

The Pond House is an exceptional, modern expression of a true country home - inviting, remarkably private, and the perfect balance between wild and well-manicured.

Ideally located under 10 minutes from Hudson and Kinderhook and just over two hours from New York City.

Built in 2009

### **Essential Information**

MLS® #	20242765
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	Single Family Residence
Style	Contemporary
Status	Closed
MLS	ucbr_sold

### **Community Information**

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

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Water Connected, Propane
Parking	Outside, Gravel
View	Forest, Garden, Meadow, Panoramic, Pond, Trees/Woods
Has Pool	Yes
Pool	Heated, In Ground

### **Interior**

Interior Features	3 Seasons Room, High Ceilings, High Speed Internet, Kitchen Island, Open Floorplan, Primary Downstairs, Soaking Tub
Appliances	Washer/Dryer, Washer, Refrigerator, Oven, Freezer, Exhaust Fan, Dryer, Dishwasher, Built-In Range, Built-In Gas Oven, Built-In Electric Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Concrete, Finished, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Stories One

## **Exterior**

Exterior Cedar, Frame, Wood Siding

Exterior Features Garden, Rain Gutters, Smart Irrigation

Lot Description Garden, Gentle Sloping, Landscaped, Many Trees, Meadow, Native Plants, Pond On Lot, Secluded, Views, Wetlands

Roof Membrane, Metal, Rubber

Construction Cedar, Frame, Wood Siding

Foundation Slab

## **School Information**

District Ichabod Crane

## **Additional Information**

Date Listed June 13th, 2024

Days on Market 57

Zoning RA1