

# \$629,000 - 61 Route 217, Claverack

MLS® #152537

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## \$629,000

2 Bedroom, 3.00 Bathroom, 1,770 sqft  
Residential on 1 Acres

N/A, Claverack, NY

Knoll Cottage is a stunning modern home, extending across two light-filled floors with views over the open fields of Miller's Crossing organic farm. Originally a mid-century farmhouse, the master craftsman owners have rebuilt and remodeled the property from the foundations up, to create an impeccable, super-efficient hydrocarbon free home. Upon entering the mid-level foyer, one is greeted by the custom walnut veneer closets and the Southern yellow pine wide-plank flooring that runs throughout the house. To the right, one steps into the main upper level with its open plan living and entertainment area. The custom handmade cabinetry extends into the kitchen, completed with brand new stainless-steel appliances and sleek Corian counters. Relax in this tranquil space with its 12.5-foot vaulted ceiling and oversized 6 x 3-foot windows framing the pastoral views. Along the corridor are the two bedrooms, both with generous closets. The private primary bedroom has its own ensuite bathroom with radiant underfloor heating. A full guest bathroom completes this floor. Downstairs, the lower level has been left largely open plan to allow the new owners full flexibility for future use - be it another grand living room, media room, or perhaps more sleeping space. Here you will also find a spacious half bath and utility room, mechanical room, and a ventilated storage space. Large French doors give private access to the freshly landscaped garden, which has been graded and seeded



with new lawn and extensive driveway. Privacy fencing has been installed at the rear and a pea stone patio awaits your summer grilling! Highlights of the complete remodeling include new mechanicals throughout with two zone heating and cooling, and a whole house 'Life Breath' Energy Recovery Ventilation system. New Marvin 'Elevate' window/doors, high specification insulation and sound proofing, roofing with Architectural Lifetime shingles and Western Red cedar shingles over a 'TYPAR' wrap add to the efficiency. The foundations have been rebuilt per engineered specification to create a 'green slab' with a 2" vapor barrier and high compression foam. Finally, the new plumbing is fed with water sourced from a newly drilled well with a constant pressure pump and 8 gallons/minute recovery. A quick 8-minute drive to bustling Hudson's Warren Street, Knoll Cottage offers privacy and modern living within a short distance of all the restaurants and shopping on offer, while only a 2 hr drive to NYC.

Built in 1958

### Essential Information

MLS® #	152537
Price	\$629,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,770
Acres	0.58
Year Built	1958
Type	Residential
Sub-Type	Residential
Style	2 Stories, Contemporary
Status	Sold
MLS	cgndmls_sold

## Community Information

Address	61 Route 217
Area	Claverack
Subdivision	N/A
City	Claverack
County	Columbia
State	NY
Zip Code	12534

## Amenities

View	Country, Far Reaching, Farmland, Local, Pastoral, Wooded
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## Interior

Heating	Heat Pump
Has Basement	Yes
Basement	Finished

## Exterior

Exterior	Cedar, Shingle
Windows	Thermopane, Double Hung
Roof	Shingle, Composite
Construction	Frame, Block
Foundation	Poured Concrete

## School Information

District	Hudson
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## Additional Information

Date Listed	May 6th, 2024
Days on Market	11