

\$1,115,000 - 86 Stonewall Rd, Chatham

MLS® #146970

\$1,115,000

4 Bedroom, 5.00 Bathroom, 3,296 sqft
Residential on 8 Acres

N/A, Chatham, NY

First time on the market in two decades, the circa 1850 farmhouse and original barn on 8 private acres encompasses a light-filled modern extension making it a 3300 SF move-in-ready destination for big family gatherings. Did we mention the delightful pool, multiple decks, covered porch and idyllic picture-perfect pond? Gleaming pine and radiant-heated glossy slate floors, four fireplaces, plenty of windows, and super-efficient heating system means comfort and natural light reign supreme. The first floor's flexible open plan office and media room has a full bath and French doors to the deck overlooking the pool. The original living room, expanded to double-height, retains the original stone fireplace and exposed beams. Ascend the stairs to the modern wing's loft-like bedroom with cathedral ceilings, re-configured transom and eyebrow windows and ensuite spa bath. The home's antique section encompasses three charming additional bedrooms. Newer addition features laundry/mudroom, breezeway, bath and garage with finished loft storage above which could be additional office, studio, playroom, guest studio apartment, etc. All top-grade utilities, multi-zoned propane Buderus and on-demand and water heaters, Generac whole-house generator insure you're living the relaxing country life with every comfort and refinement. Embrace the classic Berkshires lifestyle with everything to love about Austerlitz's picturesque sylvan setting as well



as the world-class culture, cool breweries and carefully curated delights at beloved Bimi's Cheese Shop (and the new Bimi's Canteen!) in neighboring Chatham. This home is particularly well-located for fun outings, just minutes to first-rate music in Tanglewood, biking in Taconic State Park and skiing at Jiminy Peak. Amazing hiking and views 8 minutes away at the almost 1,400 wild and beautiful acres in Beebe Hill State Forest! Endless shopping, galleries and dining in Chatham, Hudson, Great Barrington, West Stockbridge and Lenox (Luigi Iasili's new southern Italian restaurant, Max - wow!). Visit Chatham for restaurants, movie theater, bookstore, organic food co-op, and so much more. Enjoy even more fresh, local, organic shopping at the Hawthorne Valley Farm Store, Chatham Berry Farm. A 30-minute drive to Amtrak train at Hudson and 2 Hours 15 minutes to Manhattan by Taconic Parkway. Fly in and out of private Columbia County Airport near Hudson, and Albany International Airport.

Built in 1850

Essential Information

MLS® #	146970
Price	\$1,115,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,296
Acres	8.00
Year Built	1850
Type	Residential
Sub-Type	Residential
Style	Colonial, Farm House
Status	Sold
MLS	cgndmls_sold

Community Information

Address	86 Stonewall Rd
Area	Austerlitz
Subdivision	N/A
City	Chatham
County	Columbia
State	NY
Zip Code	12037-9789

Amenities

Garages	Attached
View	Country, Parklike, Pastoral, Pond, Water, Wooded
Is Waterfront	Yes

Interior

Appliances	Clothes Dryer, Clothes Washer, Dishwasher, Generator, Wall Oven, Refrigerator, Stove, Water Treatment
Heating	Base Board, Radiant, Radiator, Heat Pump, Hot Water
Has Basement	Yes
Basement	Slab
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Bedroom, Living Room, Dining Room, Kitchen

Exterior

Exterior	Cement Board
Windows	Crankout, Double Hung, Insulated, Low Energy, Screens, Thermopane
Roof	Asphalt, Shingle
Construction	Frame, Stone
Foundation	Poured Concrete, Stone

School Information

District	Chatham
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Additional Information

Date Listed	June 27th, 2023
Days on Market	6