



#### MARBLETOWN

16 Van Derburgh Close Lot 2, Stone Ridge, NY,  
12484

<https://stevehubbardrealestate.com>

**\$1,295,000**

NEW CONSTRUCTION 7 to 8 Month Delivery from contract!!! Nestled in the quiet woods of Stone Ridge and only 90 minutes north of New York City, NevelHaus bridges the ultimate in modern farmhouse living with the untouched, natural beauty of the Hudson Valley. These eight spectacular To Be Built homes designed by NevelHaus in collaboration with INC Architecture & Design and ready to be built offers a focus on both privacy and sustainability and are being built in a 44 acre community tucked away in an untouched, forest parcel in historic Stone Ridge. The homes are centered on private, wooded parcels ranging from 2.58 to 9.53 acres offer gentle slopes and seasonal mountain views - making it the perfect weekend retreat or full-time residence. NevelHaus' sustainable approach to the construction and materials of each home takes on a new level of luxury with awe-inspiring features like 30-ft vaulted ceilings, expansive entertainment space, 9 inch wide-plank European white oak flooring, a cozy wood-burning stove, custom oak cabinetry, a reading nook and office, outdoor terraces, and an outdoor shower, just to name a few. The architecture is refined and modern, while retaining a natural, understated quality with its cypress wood faade blending harmoniously with the surrounding landscape. The steep pitch of the roof is a nod to the iconic rural barns while offering a gracious vaulted living loft inside. Buyers may choose from several optional add-ons such as an in-ground pool, garage/studio, a whole house generator and solar panels - with homes strategically sited to optimize solar exposure. Conveniently located in the center of Stone Ridge, just minutes to dining and shopping in Stone Ridge, High Falls, and Rosendale, 10 minutes to the many farm-to-table spots in Accord and Kerhonkson, 15 minutes to Kingston and New Paltz and just under 30 minutes to Amtrak & Rhinebeck Village. There are also thousands of acres of hiking trails at nearby Minnewaska State Park and Mohonk Preserve and numerous Hudson River activities all while being just 90 minutes from NYC! This is a co-exclusive listing with Serhant.

**MLS #:** 20221705

**Listing Category:** Residential

**Acreage:** 3.92

**Age:** New Construction

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Zone:** Res 1

**Area:** 2,285 sq ft

**Year built:** 2023

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** -

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** -

**Den Level:** -

**Other 2 Level:** -

**Lot:** 55.100

**Survey:**

**Other 1 Level:** -

**SqFt 1st:** 1620

**Other Rooms:** Loft, Office

**Virtual Tour:**

<https://my.matterport.com/show/?m=EAjckAdUipK>

## INTERIOR FEATURES

**Kitchen Description:** Custom Cabinets

**Flooring:** Hardwood

**Cooling/Air Conditioning:** Central

**Appliances:** Dishwasher, Range Hood, Range-built In, Refrigerator

**Wood Stove:** Wood

**Additional Interior Features:** Insulated Doors, Dig.I Program Thermostat, Gas Stove Connection, Washer Connection, Gas Dryer Connection

## UTILITIES

**Heat Source:** Radiant

**Hot Water:** Electric

**Sewer:** Septic-ingr.

**Heating Fuel:** Electric

**Water:** Drilled Well

**Utility Level:** -

## EXTERIOR FEATURES

**Garage Type:**

**Style:** Contempo

**Roof:** Metal

**Views:** Meadow, Seasonal

**Driveway:** Gravel

**Siding:** Aluminum, Wood

**Lot Features:** Meadow, Wooded

**Lot Dimensions:** Variable

## LOCATION DETAILS

**Area/Town:** Marbletown

**County:** Ulster County

**School District:** Rondout Valley Schools

**Directions:** Route 209 To Van Derburgh Close. Van Derburgh Will Not Show Up On Gps, It Is The Road Next To The Citgo Station At 3492 Main St., Stone Ridge.

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent Last Name:** Vizzini

**Agent First Name:** Richard

**Post Updated:** 2024-01-23 07:53:01



### CALL US NOW

Phone: (845) 246-2022

Email: [steve@stevehubbardrealestate.com](mailto:steve@stevehubbardrealestate.com)

Address: 15 Barclay Street, Saugerties, NY 12477

**Steve Hubbard**  
REAL ESTATE SERVICES  
845-246-2022



*Sales-Rentals  
Property Management  
& Development*

