



**\$1,200,000**

<https://stevehubbardrealestate.com>

Welcome to Boulder Brook Estates! A new and exclusive six-home community tucked away on 37 acres in the highly sought-after resort town of Windham, NY. The Lancaster is the first of six homes to be built in this custom home subdivision surrounded by mature trees and abundant wildlife. An exquisite two-story home with full walkout basement that is selling plumbed and ready for future expansion. The 3BD, 2.5BA home is thoughtfully laid out across 2, 251 square feet with a large, windowed, full height basement and designed with a modern silhouette that plays artfully against the gently rolling hillside of the 5.61 acre lot. The open-plan invites with wood floors underfoot, an airy great room with wood stove at the center, soaring vaulted ceiling, and walls of floor-to-ceiling glass that frames the view of the countryside. Off the great room is the well-designed kitchen boasting custom cabinets, stone countertops, and stainless-steel appliances. The first floor offers two spacious bedrooms, full bath, and a tiled mud/ski room. While the second story of the home serves as a peaceful Primary Suite complete with walk-in closet, full bath and loft area that can be used as an office or additional sleeping area for guests. This gorgeous subdivision is ideally situated just 2.5 hours from NYC and within close proximity of golfing, skiing, mountain biking, hiking, festivals and so much more! Call to schedule an appointment to walk this site and discuss specs! Have your own plans? Bring them! The builder is open to discussion.

**MLS #:** 20230750

**Listing Category:** Residential

**Acreage:** 5.61

**Age:** New Construction

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**SqFt 1st:** 1346

**Lot:** 27

**Survey:** Y

**Zone:** Residential

**Area:** 2,251 sq ft

**Year built:** 2024

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Other 1 Level:** 1

**SqFt 2nd:** 905

**Basement:** Full

**Virtual Tour:** <https://youtu.be/c7FKN4wzEPQ>

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Flooring:** Mixed, Wood

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Forced Air

**Heating Fuel:** Propane

**Hot Water:** Propane

## EXTERIOR FEATURES

**Garage Type:**

**Style:** Chalet

**Roof:** Asph Shingle

**Lot Dimensions:** 5.61

## LOCATION DETAILS

**Area/Town:** Greene

**School District:** Wind-ash-jewett

**County:** Greene County

**Directions:** From Windham Village Head East On Ny-23  
Toward Library Road, Turn Left On Mitchell Hollow Road, Turn  
Right On Boulder Brook Road

## LISTED BY

**Office Name:** Coldwell Banker Village Greenw

**Office 2 Name:** Coldwell Banker Village Greenw

**Agent First Name:** Regina

**Agent Last Name:** Tortorella

**Agent 2 First Name:** Aaron

**Agent 2 Last Name:** Perer

**Post Updated:** 2023-12-05 10:53:20



### CALL US NOW

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