



OLIVE

3946-3950 Route 28, Boiceville, NY, 12412

<https://stevhubbardrealestate.com>

\$1,250,000

Winter, spring, summer and fall...all you have to do is kick back and enjoy! An exceptional property with two houses with mountain views, pools (one indoors with hot tub!), decks, waterfall and barn nestled on 4.5 acres in the foothills of the Catskills, less than two hours from New York and within 20 minutes of Ashokan Rail Trail hiking, Belleayre skiing and Woodstock dining. The main house is a spacious and bright log home (3 beds+) with both grand and cozy spaces, the guest house has amenities galore, the garage contains ample storage, and the 2400 sq. ft. Morton barn with electricity and heat has a multitude of uses. Year-round swimming in two pools (inside and out) each set by a roaring and relaxing waterfall and with generous entertaining space. See the video online -- <https://youtu.be/5Onzp1SloaM> --(COPY AND PASTE LINK). Approaching the main house set peacefully at the rear of the property, a stunning waterfall cascading into a lily pond welcomes you. Surrounded by wooded land, the home exemplifies the care and quality of construction throughout the property. Its vaulted great room is bathed in south facing light through a wall of windows with a majestic floor-to-ceiling custom stone fireplace, standing as the jaw-dropping centerpiece of the home. Granite in the eat-in kitchen and dining area with its own wet bar and buffet make cooking and entertaining a joy, while bringing upscale comfort to this casual mountain hideaway. Experience effortless flow from inside to outside, as any party can drift through sliding glass doors onto the expansive deck to take in the mountain views, enjoy a BBQ, or head back inside to hunker down by the grand fireplace. A huge private office to one side surrounded by windows framing a forest backdrop creates tranquility and convenience for those working from home, or to enjoy movie night on the retractable screen and projector. A hallway lends privacy to access two first floor bedrooms, a full bath and a primary ensuite bath (w/ separate shower and Jacuzzi tub). Upstairs features an expansive loft, a bedroom with an adjoining reading/game room, and full bath overlooking the pool and garden. The basement level adds even more space for children, guests, hobbies and storage - a den with custom stone flooring and wood burning stove, galley kitchen, wine cellar, workshop, and heated garage. Moving packages and luggage upstairs is a breeze with a clever oversized electric dumbwaiter adjacent to the drive-under garage. The large outdoor pool adjoining the main house features spacious patios, a covered pergola, playhouse/storage room and scenic mountain views. A short stroll along a winding wooden walkway above the forest floor brings you to the guest house/spa with brand new splits - a fanciful world of your own! Think winter ski lodge...A kidney shaped, heated indoor pool featuring a two-story rock waterfall (really!) and an adjoining hot tub to "spa and play, or rest and stay". Dine in the open concept kitchen/dining area, indulge in a steam shower of the dressing/bathroom, or snuggle up by the fireplace. Upstairs a large bedroom suite overlooks the pool and features a private bath and balcony with mountain views. Venture down the oversize spiral staircase to a fantastic game room and climate-controlled wine cellar. A short walk brings you to the huge barn for whatever sparks your imagination- perfect for parties, family gatherings, hobbies, a yoga or artist studio, collectible cars and motorcycles, pickleball courts - or rented as a source of extra income. The convenient location amid the best of the

Catskills/Hudson Valley adds to the magic - 2 minutes to supermarket/shopping and the Ashokan Rail Trail, 10 minutes to Phoenicia, 15 minutes to Woodstock, 20 minutes to Kingston, the Thruway and Belleayre skiing. Come see this easy living retreat with more than you can ever imagine!

MLS #: 20231687	Zone: 02 - Bh 1/2
Listing Category: Residential	Area: 2,912 sq ft
Acreage: 4.54	Year built: 1995
Age: 21-40	Bedrooms: Three
Full Baths: Two	Half Baths: One
Living Room Level: 1	Dining Room Level: 1
Kitchen Level: 1	Family Room Level: 2
Bedroom 1 Level: 1	Bedroom 2 Level: 1
Bedroom 3 Level: 2	Other 1 Level: 1
Other 2 Level: 2	SqFt 1st: 1960
SqFt 2nd: 952	Lot: 40
Basement: Finished, Full, Walk Out, Interior Access, Garage Access, Concrete Floor	Other Rooms: Den, Great Room, Office, Utility Room, Workshop, Playroom, First Floor Bedroom
Amenities: GARDEN AREA, HOT TUB, POOL-IN GROUND, POOL-ABOVE GROUND, REC ROOM, OTHER/SEE REMARKS	Survey: Y
Virtual Tour: https://youtu.be/5Onzp1SloaM	

INTERIOR FEATURES

Kitchen Description: Cabinets Wood, Eat - In, Gourmet	Appliances: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Trash Compactor, Washer
Flooring: Carpet, Ceramic, Mixed	Fireplace Description: Stone, Wood
Fireplace Location: Living Room	Wood Stove: Freestanding, Wood
Cooling/Air Conditioning: Ceiling Fan, Central, Zoned, Ductless Split Ac Units	Miscellaneous Features: Bar-wet, Ceiling-vaulted, Humidifier, Security System, Central Vacuum
Additional Interior Features: Insulated Windows, Walk In Closets, Master Bath, Sliding Glass Doors, Electric Stove Connection, Washer Connection, Whirlpool Tub, Smoke Detector, Carbon Monoxide Detector	

UTILITIES

Heat Source: Forced Air, Radiant, Stand By Generator, Zoned, Abv Ground Fuel Tank, Ductless Mini Split Sys	Heating Fuel: Oil
Hot Water: Oil	Water: Artesian, Drilled Well
Plumbing: Mixed	Electricity: 200 Amps, Stand By Generator
Sewer: Septic-ingr.	

EXTERIOR FEATURES

Garage Type: Drive Under	Garage/Parking Extras: Barn, Driveway, Under, Other/see Remarks, Carport
Driveway: Gravel	Style: Log
Style: Log	Construction: Log
Porch: Deck, Glass Enclosed, Patio	Roof: Asph Shingle

Other Buildings: Barn, Guest House, Other/see Remarks

Views: Mountain

Lot Dimensions: 4.54 Acres

LOCATION DETAILS

Area/Town: Olive

Lot/Site: Rural

Directions: From Thruway Exit 19, West On Rte 28 15.8 Miles.
Turn Right At The Boiceville Inn And Then A Quick Right Onto
Auxiliary Road (old Route 28). Drive .2 Miles, Driveway Is On
Left After Bread Alone.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

Agent First Name: Sharon

Agent 2 First Name: William

Post Updated: 2024-01-23 09:08:53

Lot Features: Additional Land Available, Landscaped, Private,
Slope-gently, Wooded, No Outlet Street

Additional Exterior Features: Stand By Generator, Waterfall
Garden, Inground Pool, Aboveground Pool, Hot Tub,
Landscaped, Outside Lighting

School District: Onteora Central

County: Ulster County

Office 2 Name: Bhhs Hudson Valley Prop-king

Agent Last Name: Breslau

Agent 2 Last Name: Jones



CALL US NOW

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