



HARDENBURGH

12-14 Armstrong Road, Hardenburgh, NY, 12406

<https://stevehubbardrealestate.com>

\$2,500,000

Own Paradise. At the end of a town-maintained dead-end road in the heart of the Catskill Mountains is The Odell Farm, 335 splendid acres of forest, meadows, pond, and stream adjoining thousands of acres of protected state land. This private and delightfully secluded retreat consists of the original 4BR 1.5 bath 1826 farmhouse and 1991 3BR 2BA oversized lodge (with its own oversized garage) along with a detached 5 bay garage with heated office (more room for your toys, cars, workshop tools than you can imagine) and a professionally restored barn with 2 stables, a tack room and stunning and exposed posts and beams. Maintained forest roads throughout the property make for usable land to explore, hike, hunt, forage, ski or atv and connect the various upper and lower meadows, all yielding a potential for new builds with spectacular western views. Those seeking a connection to nature, will find the land wonder filled and awe inspiring with abundant and diverse flora and fauna. There is beauty all around. The farmhouse is replete with hardwood flooring and country charm. The Lodge, a mountain chalet impressive in size, is built like a fort. The open concept Great Room with vaulted ceilings and pine plank walls sets the scene for imagining large gatherings with an expansive dining area, and chef kitchen with Wolf range and Sub Zero fridge. An additional former home site has a well, electric, and existing address near a superior vista and the stone foundation and remnants of another home are found streamside. Experience unparalleled privacy (you'll own all of Armstrong Road) within close proximity to Margaretville (grocery store, pharmacy, great coffee, shops, hospital), Belleayre for Skiing and summer activities, and just 2.5 Hours to NYC. This is a unique opportunity to become the next steward of an exceptional property. Offering includes the following 11 parcels making many options available for the creative and inventive buyer: 11.1-1-1 (4.10 ac); 11.1-1-3 (3.00 ac); 11.1-1-4 (58.30 ac); 3.3-3-27 (20.30 ac); 3.3-3-37 (102.00 ac); 3.3-3-38.100 (28.99 ac); 3.3-3-38.200 (28.99 ac); 3.3-3-39 (78.80 ac); 3.3-3-40 (1.50 ac); 3.3-3-41 (1.20 ac); 3.3-3-42 (8.50 ac) The taxes noted include the forestry program exemption. Please do not miss the video that highlights some special areas of the property. 3D tours of the interior are also available as is high speed internet. Build your best life at The Odell Farm.

Addendum: Property Tax with Forestry Exemption is \$8259 without exemption \$12810 (there may be penalties for exiting program before it expires) School tax with exemptions: \$5901 without exemptions \$9700 commission earned and payable at closing

MLS #: 20231899

Listing Category: Residential

Acreage: 335

Age: 21-40

Zone: Tbd

Area: 4,829 sq ft

Year built: 1826

Bedrooms: Seven

Bathrooms: 4
Half Baths: One
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 1
Den Level: 1
Other 1 Level: 2
SqFt 1st: 3426
Basement: Mixed, Interior Access
Other Rooms: Great Room, Library, Loft, Study, Utility Room
Survey:

Full Baths: Three
Total Rooms: 19
Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 1
Bedroom 4 Level: 2
Attic Level: 3
Other 2 Level: B
Lot: 40 Plus
Attic: Stair/crawl, Walk Up, Other/see Remarks
Amenities: GARDEN AREA, PARK, HEALTH CLUB
Virtual Tour:
<https://u.pcloud.link/publink/show?code=XZEO7VZtA4qr11eORu8Cju7Q3rkPRaSpxFV>

Slideshow:
<https://u.pcloud.link/publink/show?code=XZEOTEVZtA4qr11eORu8Cju7Q3rkPRaSpxFV>

INTERIOR FEATURES

Kitchen Description: Breakfast Bar, Cabinets Wood, Country, Gourmet
Appliances: Dishwasher, Dryer, Exhaust Fan, Oven-built In, Oven-double, Range, Range Hood, Refrigerator, Washer
Flooring: Carpet, Ceramic, Hardwood, Linoleum, Mixed, Wood
Fireplace Description: Free Standing, Stone, Other/see Remarks, Wood
Fireplace Location: Basement, Family Room, Living Room
Wood Stove:
Cooling/Air Conditioning: Window Unit
Miscellaneous Features: Ceiling-cathedral, Ceiling-vaulted
Additional Interior Features: Insulated Doors, Insulated Windows, Master Bath, Sliding Glass Doors, Gas Stove Connection, Electric Stove Connection, Washer Connection

UTILITIES

Heat Source: Baseboard, Hot Water, Wood Assist, Other/see Remarks, Abv Ground Fuel Tank, Inground Fuel Tank
Heating Fuel: Electric, Oil
Hot Water: Mixed, Oil
Water: Spring, Other
Plumbing: Mixed
Electricity: 200 Amps, Generator Hook Up
Sewer: Septic-ingr.
Utility Level: 1

EXTERIOR FEATURES

Garage Type: Other-see Remarks
Garage/Parking Extras: Driveway, Off Street, Other/see Remarks
Driveway: Blacktop, Gravel
Style: Farm House
Construction: Frame/stick, Post And Beam
Color: Yellow And Brown
Siding: Clapboard, Vinyl, Wood
Porch: Deck, Open, Patio
Roof: Asph Shingle, Metal
Other Buildings: Additional Garage, Additional Living Unit, Barn, Chicken Coop, Stable
Lot Features: Adjacent To State Land, Meadow, Parking Lot, Pond, Private, Secluded, Slope-gently, Slope-moderate, Easement, Water Frontage
Views: Meadow, Mountain, Valley, Panoramic, Farm, Creek
Water Features: Creek, Pond, Stream, Waterfall

Water Ways:

Lot Dimensions: Tbd

Additional Exterior Features: Partial Fenced, Fence

LOCATION DETAILS

Area/Town: Hardenburgh

School District: Margaretville Central Schools

Lot/Site: Rural

County: Ulster County

Directions: From Todd Mountain Rd At Belleayre Turn Left
Onto Rider Hollow. Left Onto Old Baker And Left Onto
Armstrong. From Drybrook Rd, Turn Onto Todd Mtn Road, Right
Onto Rider Hollow, Left Onto Old Baker And Left Onto
Armstrong

LISTED BY

Office Name: Keller Williams Upstate Ny Pro

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