



DELAWARE

270 Kristens Ridge Road, Margaretville, NY, 12455

\$1,794,500

<https://stevhubbardrealestate.com>

Welcome to your cozy Mountain House retreat located at 270 Kristen Ridge in Margaretville, NY. Nestled on 5.1 acres of serene landscape, in a private cul-de-sac of the ThornApple Ridge Estates, this stunning unique property offers breathtaking mountain views from every room. You will be impressed by the impeccable, custom designed, well-loved home that offers 4 bedrooms and 3 1/2 baths, with ample space to entertain family and friend including a game room with pool table, well equipped gym, two saunas, two laundry rooms and expansive decks and patio areas, to enjoy the outdoors life and entertain family & friends. Thoughtfully expanded in 2013 and keeping its integrity, Kristin Ridge added over 2000 square feet to the original layout, resulting in a spacious 4199 square feet of living space. The combination of its original design and the recent expansion ensures a blend of character and modern functionality that is rarely found. Conveniently located on the first-floor center right wing of the home, features an elegant entryway that leads into a formal dining room, large windows with views, formal living room with vaulted ceilings, and a cobble stone wood burning fireplace. Through a sunlight entrance off the living room you will find a private elegant primary wing of the estate. The extra large bedroom offers, ensuite bathroom with double sinks, ample walk-in closet, and fireplace. This first-floor bedroom adds a practical and versatile element to the overall layout of the house. A private office area is the perfect place to finish some work from home. A bright stairwell delivers you to a bonus area that hosts the in home gym and tv room, additional full bath and separate laundry room. An imported custom made sauna from Finland is the perfect place to relax and rejuvenate after a great work out. The private entrance to the outdoor patio and hot tub offers just another relaxing element to this well designed, unique custom home. The kitchen on the first-floor left wing of the home, offers custom cabinet, granite countertops, wine refrigerator and skylights. As you step into the eat-in kitchen area, you'll be greeted by an abundance of natural light pouring in from the large windows & entrance to the upper deck, creating a bright and inviting atmosphere with panoramic views of the surrounding landscape. Adjacent to the kitchen is the fabulous grand sunroom, and a convenient half bath, adding an extra layer of functionality to the space. This thoughtful addition ensures that you and your guests have easy access to facilities without disrupting the flow of your gatherings. The lower level of the home provides a large game room with pool table, three bedrooms, two baths, a sauna, and second laundry. This exclusive community boasts a refreshing community pool for the residents of Thornapple. If privacy is what you desire, Thornapple is where you want to be, consisting of only 14 homes, ensuring a tight-knit atmosphere. You can immerse yourself in nature with nearby hiking trails and relish the convenience of being just 5 miles away from the charming village of Margaretville. If golf is your passion, you're in luck, Hanah Mountain Resort & Country Club is 14 minutes away, Skiing at Belleayre or Plattekill is a stones throw, and Hunter & Windham within an hours drive. 5 mins from the NYS water reservoir; available for fishing. This unique custom property is a must see. Experience mountain living at your finest with this exceptional property that offers both

luxury and natural beauty.

Addendum: Furniture negotiable. Seller requires pre-approval or proof of funds to confirm all appointments.

MLS #: 20232402

Listing Category: Residential

Acreage: 5.1

Age: 21-40

Bathrooms: 4

Half Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: L

Den Level: L

Other 2 Level: L

Lot: 37

Other Rooms: Florida Sun Room, Office, Utility Room, Other/see Remarks, First Floor Bedroom

Survey:

Zone: Res

Area: 4,199 sq ft

Year built: 1988

Bedrooms: Four

Full Baths: Three

Total Rooms: 16

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: L

Bedroom 4 Level: L

Other 1 Level: 1

SqFt 1st: 2078

Basement:

Amenities: COMMON POOL, GARDEN AREA, HOT TUB, SAUNA, PARK

Virtual Tour: <https://youtu.be/OmMtQoBF23o>

INTERIOR FEATURES

Kitchen Description: Eat In

Appliances: Dishwasher, Dryer, Garbage Disposal, Microwave, Oven-built In, Refrigerator, Washer, Whole House Filter System

Fireplace Description: Stone

Cooling/Air Conditioning: Ductless Split Ac Units

Additional Interior Features: Low E Windows, Walk In Closets, Skylights, 9 Ft. Ceilings, Master Bath, French Doors, Sauna/steam Room, Water Filter, Smoke Detector, Carbon Monoxide Detector

Kitchen Description: Eat - In, Pantry

Flooring: Ceramic, Hardwood, Wood

Fireplace Location: Bedroom, Living Room, Other/see Remarks

Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral, Ceiling-vaulted, French Doors, Security System

UTILITIES

Heat Source: Baseboard, Hot Water, Radiant, Zoned, Abv Ground Fuel Tank, Ductless Mini Split Sys

Hot Water: Propane

Plumbing: Copper, Mixed, Aqua-pex

Sewer: Septic-ingr.

Heating Fuel: Kerosene, Propane, Wood

Water: Drilled Well

Electricity: 200 Amps

Utility Level: L

EXTERIOR FEATURES

Garage Type:

Style: Contempo

Construction: Frame/stick

Porch: Deck, Open, Patio

Driveway: Gravel

Style: Contempo

Siding: Cedar

Roof: Asph Shingle

Other Buildings: Gazebo, Shed
Views: Mountain, Seasonal, Panoramic
Lot Dimensions: 5.10 Acres

Lot Features: Landscaped, Private, Slope-gently
Additional Exterior Features: Hot Tub, Landscaped, Outside Lighting, Gazebo

LOCATION DETAILS

Area/Town: Delaware
Lot/Site: Rural
School District: Margaretville Central Schools
County: Delaware County

Directions: From The Ny Thruway Exit 19, Take Route 28 W To Margaretville. Turn Right Onto Bridge St,, Left Onto Main St To Right Onto Walnut St To Right Onto County Hwy 6 To Right Onto Thornapple Rd To Right Onto Fiddlers Elbow Rd To Right Onto Kristens Ridge Rd.

LISTED BY

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