



**LLOYD**

236 Chapel Hill Road, Highland, NY, 12528

**\$589,000**

<https://stevehubbardrealestate.com>

A Hudson Valley Gem: Time-Honored Elegance and Comfort nestled in the heart of the Hudson Valley, this classic and spacious 3 bedroom 2 bath family farmhouse holds a lifetime of memories, meticulously preserved by the same family over nearly seven decades. Discover the essence of this home, where old world charm and today's sophisticated comfort meet harmoniously. Nestled in the highly sought-after Highland area of Ulster County and set amid picturesque meadows and shaded by majestic oaks and maple trees, this property also includes a barn, a garage, a tilled garden area, mature plantings, and an ambiance of tranquility. Step through the front door into a world of character and grace. The formal dining room, with a charming corner built-in, sets the scene for memorable meals. The gourmet kitchen, boasting custom cabinetry with high-end Sub Zero and Miele appliances, invites you to indulge in culinary creativity. Multiple living areas provide space for everyone to relax and unwind. A cozy family TV room beckons for movie nights and relaxation. The three-season room, adorned with abundant windows and natural light, is a haven for savoring the beauty of all four seasons. There's also the main living room with a brick fireplace. So many places to gather and each room tells a story, each corner whispers tales of cherished moments over the years. Upstairs, a convenient laundry room and three generously sized bedrooms, complete with two full baths, ensure comfort and convenience. Beyond the farmhouse itself lies a lifestyle that combines the best of both worlds—a serene retreat within reach of urban conveniences. Major transportation, local hospitals, the iconic Walkway over the Hudson, and the pristine Franny Reese State Park are within easy access. This vibrant Hudson River community, with its restaurants and attractions, adds a layer of richness to daily life. Quaint towns like New Paltz and Kingston are just moments away, and the Metro-North train station in Poughkeepsie simplifies city escapes. As the Hudson Valley transforms into a tapestry of autumnal hues, delight in local activities like apple and pumpkin picking at Minard Farms and Dubois Farms, perfect for families of all ages. In a region where special homes like this are in short supply, this farmhouse is a rare gem, combining history, beauty, and practicality. It's more than a house; it's a testament to a lifetime of love and care. Don't miss this exceptional opportunity - this is one of the best values to grace the market this year.

**MLS #:** 20233106

**Listing Category:** Residential

**Acreage:** 2.23

**Age:** 61-100

**Full Baths:** Two

**Living Room Level:** 1

**Zone:** R1

**Area:** 2,185 sq ft

**Year built:** 1940

**Bedrooms:** Three

**Half Baths:** None

**Dining Room Level:** 1

**Kitchen Level:** 1  
**Bedroom 1 Level:** 2  
**Bedroom 3 Level:** 2  
**Den Level:** 1  
**Other 2 Level:** -  
**SqFt 2nd:** 1066  
**Basement:** Full, Interior Access  
**Amenities:** GARDEN AREA, OTHER/SEE REMARKS

**INTERIOR FEATURES**

**Kitchen Description:** Custom Cabinets, Gourmet  
**Flooring:** Carpet, Ceramic, Hardwood, Wood  
**Fireplace Location:** Family Room, Living Room, Other/see Remarks  
**Miscellaneous Features:** Other/see Remarks

**UTILITIES**

**Heat Source:** Baseboard, Hot Water  
**Water:** Drilled Well  
**Utility Level:** L

**EXTERIOR FEATURES**

**Garage Type:** Garage Detached  
**Driveway:** Blacktop  
**Style:** Colonial, Two Story  
**Porch:** Patio  
**Other Buildings:** Barn, Shed, Other/see Remarks  
**Additional Exterior Features:** Landscaped

**LOCATION DETAILS**

**Area/Town:** Lloyd  
**County:** Ulster County

**LISTED BY**

**Office Name:** Taft Street Realty, Inc.  
**Agent Last Name:** Taft

**Family Room Level:** 1  
**Bedroom 2 Level:** 2  
**Bedroom 4 Level:** -  
**Other 1 Level:** 1  
**SqFt 1st:** 1119  
**Lot:** 4.210  
**Other Rooms:** Den, Florida Sun Room, Other/see Remarks  
**Survey:**

**Appliances:** Dishwasher, Dryer, Oven-built In, Oven-double, Range, Refrigerator, Washer  
**Fireplace Description:** Zero Clearing, Other/see Remarks, Propane  
**Cooling/Air Conditioning:** Central, Ductless Split Ac Units

**Heating Fuel:** Oil  
**Sewer:** Septic-ingr.

**Garage/Parking Extras:** Barn, Other/see Remarks, 2-car, 3-car  
**Style:** Colonial  
**Construction:** Frame/stick  
**Roof:** Asph Shingle  
**Lot Features:** Landscaped, Level, Meadow, Wooded, Other/see Remarks  
**Lot Dimensions:** 2.23

**School District:** Highland Central Schools  
**Directions:** From 9w Take Chapel Hill To House On Left, See Sign.

**Agent First Name:** Dylan  
**Post Updated:** 2023-12-27 00:24:29



## CALL US NOW

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