



ROCHESTER

1078 Samsonville Road, Kerhonkson, NY, 12446

<https://stevehubbardrealestate.com>

\$1,695,000

History refreshed: Following a 2-year overhaul by some of the region's best contractors and designers, the iconic Wilson Gray Homestead is ready for a stylish new chapter in its already storied life. The farmhouse, built in the early 1800s but dismantled and moved in 1915 from its original site at what became the Ashokan Reservoir serving New York City, is one of the few Ashokan-displaced houses still standing in the Hudson Valley. And now it's one of its most stunning, too. The iconic house, known for its signature wrap-around stacked verandas, has been fully renovated in a style that respects both its architectural heritage and modern sensibilities, featuring a thoughtful and consistent balance of openness and privacy throughout 3 levels of space. The ground floor features subtly separated dining and living spaces, both open to a stunning new gourmet kitchen with wonderful views from 3 sides, and featuring all-new custom cabinetry and high-end appliances including a Wolf range and paneled Sub-Zero refrigerator. The kitchen, flanked by a half bathroom and laundry area, opens to a wide covered deck taking full advantage of the private backyard and woods beyond. Upstairs are 3 bedrooms and 2 full bathrooms, including a primary suite with doors out to the second-story wrap-around porch, newly restored but with original carved fretwork. The bathrooms are stylish but far from cookie-cutter, with freestanding tubs, glass-enclosed showers and tile wainscoting. The charming and fully-permitted third floor includes a wide-open den or work space, an additional bedroom, another full bath and a remarkably sunny office or workout space with full views of surrounding mountain ranges. The list of upgrades throughout is extensive, including high-efficiency zoned HVAC systems (all electric), architect-grade replacement windows, a generator hook-up, buried electric service from the road, fire-suppression sprinklers, artfully preserved hardwood floors, and a standing-seam metal roof with historically accurate ice guards on both the house and a separate 2-car garage, also fully renovated. The restoration, already bestowed awards by local preservation groups, honors the past while providing a move-in-ready opportunity to enjoy the most modern, state-of-the-art conveniences, including proximity to popular farmers markets, wineries, and other culinary attractions, including Inness, that continue to make Kerhonkson one of the hottest destinations in the Hudson Valley.

Addendum: For more on the history of the Wilson Gary Homestead, including its role in early 1900s Ulster County political intrigue, please see Associated Documents.

MLS #: 20233327

Listing Category: Residential

Acreage: 3.53

Age: 100-200

Full Baths: Three

Zone: R1

Area: 2,687 sq ft

Year built: 1820

Bedrooms: Four

Half Baths: One

Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 2
Bedroom 3 Level: 2
Den Level: 3
Other 2 Level: -
SqFt 2nd: 950
Living Room Room Size: 19'10x 17'4
Kitchen Room Size: 16'8 X 15'
Den Room Size: 10'11 X 15'
Bedroom 2 Room Size: 12'10x 12'9
Bedroom 4 Room Size: 9'3 X 15'4
Basement: Full, Unfinished
Virtual Tour:
<https://my.matterport.com/show/?m=b7zkxUESxvA&mls=1>

INTERIOR FEATURES

Kitchen Description: Gourmet
Appliances: Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener
Cooling/Air Conditioning: Central
Additional Interior Features: Insulated Windows, Fire Safety Sprinkler Sys

UTILITIES

Heat Source: Forced Air
Hot Water: Electric
Plumbing: Mixed
Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached
Style: Farm House
Siding: Clapboard
Roof: Metal
Views: Mountain

LOCATION DETAILS

Area/Town: Rochester
Lot/Site: Rural
Directions: From Main Street, Stone Ridge, Take Us 209 S To Right On Kripplebush Rd, Then Proceed 6.2 Miles To Krumville Rd, Then 2.2 Miles To Merger Into Samsonville Rd. Proceed 1.6 Miles To House On Left.

Dining Room Level: 1
Family Room Level: 3
Bedroom 2 Level: 2
Bedroom 4 Level: 3
Other 1 Level: -
SqFt 1st: 950
SqFt 3rd: 787
Family Room Room Size: 21' X 20"
Dining Room Room Size: 19'7 X 12'9
Bedroom 1 Room Size: 19'5 X 11'4
Bedroom 3 Room Size: 13' X 9'9
Lot: 16.200
Survey:

Kitchen Description: Gourmet
Flooring: Hardwood, Terrazzo
Miscellaneous Features: Ceiling-vaulted, French Doors
Heating Fuel: Electric
Water: Drilled Well
Electricity: 200 Amps, Generator Hook Up
Utility Level: 1

Style: Farm House
Construction: Frame/stick
Porch: Open
Other Buildings: Barn
Lot Dimensions: 3.53 Acres

School District: Rondout Valley Schools
County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king

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