



HURLEY

116 Rock Ledge Lane, West Hurley, NY, 12491

<https://stevehubbardrealestate.com>

\$2,295,000

Stunning brand new contemporary home nestled in the woods less than 10 minutes to the heart of Woodstock Village. If you are looking for the ultimate in comfort, elegance and eco sustainability do not miss this one! From the polished concrete radiant heated floors to the White Oak doors and cabinetry with Quartz countertops to the Belgian made Stuv wood burning fireplace with Venetian plaster surround, no expense has been spared! Fabulous fenestration throughout floods the home with natural light and invites the magical woodland setting in. Triple pane high efficiency windows and doors by Reider are imported from Austria. The house wraps around the outdoor deck and bluestone courtyard entertainment area with fire pit. The primary bedroom and 2 guest bedrooms are located in opposite wings to ensure privacy, each with en suite full bath. There is a generously sized home office with accompanying library/dry bar. The fabulous gourmet chef's kitchen opens to the dining area in turn opening onto the courtyard and back lawn with stunning moss covered rock outcroppings. Appliances include, Bertazonni, Farber and Bosch. Tiles are by Nemo & Cle. Interior and exterior hardwoods include Siberian Larch, White Oak, and Douglas Fir. The home is conveniently located minutes from the NYS thruway. Love the outdoors? The Ashokan reservoir, Ashokan Rail Trail, Overlook Mountain hiking trail, multiple recreational parks, countless streams, places to walk, run, bike, swim, fish and hunt are all readily available for your enjoyment. The home is also less than a 40 minute drive to both Hunter Mountain and Belleayre Mountain Ski Resorts. The Hudson Valley and Catskill Mountain area is home to world class natural beauty, art, culture and cuisine which all make it a truly unbelievable place to live. Copy and paste Virtual Tour package to your browser: <https://listings.farleyperson.com/sites/yeglwgv/unbranded>

MLS #: 20233348

Listing Category: Residential

Acreage: 4.34

Age: New Construction

Full Baths: Three

Total Rooms: 10

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Other 2 Level: 1

Zone: Res

Area: 2,966 sq ft

Year built: 2023

Bedrooms: Three

Half Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

Other 1 Level: 1

SqFt 1st: 2966

Living Room Room Size: 18'8"x19'

Bedroom 1 Room Size: 18'8"x11'

Bedroom 3 Room Size: 10'5"x14'2"

Other Room 2 Size: 8'x16'

Attic: Storage

Virtual Tour:

<https://listings.farleypierson.com/sites/yeglwgwv/unbranded>

INTERIOR FEATURES

Kitchen Description: Gourmet

Appliances: Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer, Energy Star Appliances, Tankless Hot Water Heater

Fireplace Description: Stucco, Zero Clearing, Wood

Cooling/Air Conditioning: Heat Pump

Additional Interior Features: Insulated Doors, Insulated Windows, Low E Windows, Dig.I Program Thermostat, Walk In Closets, 9 Ft. Ceilings, Master Bath, French Doors, Sliding Glass Doors, Gas Stove Connection, Washer Connection, Icemaker Connection, Air Filter, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Heat Pump, Radiant

Hot Water: Propane

Plumbing: Aqua-pex

Sewer: Septic-abv

Utility Room Size: 6'8"x6'9"

EXTERIOR FEATURES

Garage Type: Carport Attached

Driveway: Gravel

Style: Contempo

Siding: Board & Bat

Roof: Metal

Water Features: Pond

Lot Dimensions: 4.34 Ac

LOCATION DETAILS

Area/Town: Hurley

County: Ulster County

Kitchen Room Size: 22'8"x24'

Bedroom 2 Room Size: 10'3"x15'3"

Other Room 1 Size: 8'x10'2"

Lot: 34.150

Survey: Y

Kitchen Description: Gourmet

Flooring: Concrete

Fireplace Location: Living Room

Miscellaneous Features: Bar-dry, Ceiling-beamed, Ceiling-cathedral, Ceiling-vaulted, French Doors, Handicap Accessible

Heating Fuel: Electric, Propane

Water:

Electricity: 200 Amps

Utility Level: 1

Garage/Parking Extras: Carport

Style: Contempo

Construction: Frame/stick

Porch: Deck

Lot Features: Landscaped, Level, Pond, Private, Secluded

Additional Exterior Features: Stand By Generator, Koi Pond, Landscaped, Outside Lighting

School District: Onteora Central

Directions: From Woodstock Right On Route 375 To Right On Maverick Rd. Left On Route 28 Approximately 1/4 Mile To Left On Rock Ledge Lane. 2nd Driveway On Right.

LISTED BY

Office Name: Teran Realty

Agent Last Name: Dresser

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