



## GREENE

171 Ski Bowl Road, Hunter, NY, 12442

<https://stevehubbardrealestate.com>

# \$1,450,000

New Construction! Prime Location! This exceptional Catskills chalet features 3 bedrooms, 3 bathrooms and spans an impressive 3000+ square feet (including basement) with unique custom craftsmanship throughout. Artfully designed, this chalet boasts a 2-car garage, panoramic mountain views, vaulted ceilings, bonus rooms and a full walk-out lower level. Perched on a secluded 3.5-acre mountainside retreat, you'll have privacy along with easy access to a multitude of amenities in the area. Indulge in modern living with brand-new Andersen windows, inviting French doors, an extensive deck offering unparalleled views and a captivating fireplace. The kitchen is a culinary haven with a thoughtfully designed layout, chic gray shaker cabinetry, granite countertops and modern stainless-steel appliances. The main level features an open-concept formal dining area and a welcoming living room, perfect for entertaining and relaxation. The main level is dedicated to opulent living, featuring a primary suite with a spa-like bathroom, complemented by two additional bedrooms and a full bathroom. Ascend to the second level for abundant bonus space, including a spacious loft and a study with vaulted ceilings and breathtaking views. The walk-out lower level is ready to be transformed into a studio space for your creative pursuits, yoga studio, game/media room, additional storage or guest accommodations. Prime location and just minutes from both Hunter Mountain and Windham Mountain Club for skiing and all of your winter activities. Whether you seek a year-round residence or a serene getaway, this property with its breathtaking mountain views promises an unparalleled Catskills retreat.

**Addendum:** Basement: 1700 sq ft. 2-car garage: 525 sq ft. Please contact tax professional or visit the county website for an estimate of property taxes. County and school taxes based on vacant land assessment and have not yet been updated. Buyer's agent to confirm all pertinent information including square footage, property taxes, short term rental restrictions, etc.

**MLS #:** 20240008

**Listing Category:** Residential

**Acreage:** 3.5

**Age:** New Construction

**Bathrooms:** 3

**Half Baths:** None

**Dining Room Level:** 1

**Family Room Level:** 2

**Bedroom 2 Level:** 1

**Zone:** 01

**Area:** 2,510 sq ft

**Year built:** 2023

**Bedrooms:** Three

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Den Level:** 2

**SqFt 2nd:** 810

**Basement:** Finished, Full, Other/see Remarks, Walk Out, Concrete Floor

**Survey:**

**SqFt 1st:** 1700

**Lot:** 63

**Other Rooms:** Study, First Floor Bedroom

**Virtual Tour:**

<https://sundaespaces.aryeo.com/sites/drjxbl/unbranded>

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Appliances:** Dishwasher, Dryer, Range-built In, Refrigerator, Washer, Other/see Remarks

**Fireplace Description:** Stone, Wood

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, Low E Windows, Dig.I Program Thermostat, Walk In Closets, Skylights, 9 Ft. Ceilings, Master Bath, French Doors, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

**Kitchen Description:** Breakfast Bar, Cabinets Wood, Eat - In

**Flooring:** Ceramic, Hardwood

**Fireplace Location:** Living Room

**Miscellaneous Features:** Ceiling-vaulted, French Doors, Other/see Remarks

## UTILITIES

**Heat Source:** Forced Air, Hydroair

**Hot Water:** Propane, On Demand

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Style:** Chalet

**Siding:** Cement/hardiboard

**Roof:** Asph Shingle

**Views:** Mountain, Panoramic

**Garage/Parking Extras:** 2-car

**Style:** Chalet

**Construction:** Frame/stick

**Porch:** Deck

**Lot Features:** Level, Private, Slope-gently, Wooded

**Lot Dimensions:** 3.50

## LOCATION DETAILS

**Area/Town:** Greene

**Lot/Site:** Rural

**Directions:** Via I-87n; Take Exit 20 For Ny-32 Toward Saugerties; Left Onto Ny-212 W/ny-32 N; Right Onto Ny-32 N; Continue Straight Onto Ny-32a N; Ny-32a N Turns Slightly Left And Becomes Ny-23a W; Left Onto Ny-214 S; Right Onto Ski Bowl Rd. House On Left.

**School District:** Hunter Tannersville

**County:** Greene County

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent First Name:** Richard

**Agent 2 First Name:** Michelle

**Office 2 Name:** Corcoran Country Living

**Agent Last Name:** Vizzini

**Agent 2 Last Name:** Bergkamp



CALL US NOW

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