



MARBLETOWN

1300 State Route 213, High Falls, NY, 12440

<https://stevehubbardrealestate.com>

\$1,595,000

For sale or for lease, the residence at The Egg's Nest is a private and serene two-story home located along quiet and prestigious Bruceville Road, immediately north of the famous Egg's Nest restaurant. Offering a refined Woodstock aesthetic, the meticulously-renovated home measures 1, 905 square feet, with an open-plan layout and guest room on the ground floor and a spectacular loft-like bedroom suite on the second floor. The second floor suite includes large open bedroom and living area, with high peaked ceilings, skylights, and a gas burning fireplace. The suite also features an adjoining office/den space, a private bathroom, and a screened-in sitting area overlooking the back garden. The home's beautiful outdoor spaces include multiple decks and a fire pit area surrounded by mature plantings and trees, creating a truly private oasis in the center of town. The property being offered includes the home, The Egg's Nest restaurant building, and The Egg's Nest business and equipment – a true residential/commercial turn-key opportunity. The home offers a unique opportunity for a new owner of The Egg's Nest to live and work on site. Alternatively, the new owner could live in the elegant High Falls home and lease out the restaurant to a third party operator or a partnership group. This is only the second time The Egg's Nest has been offered for sale in its storied 50-year history, a generational chance to acquire one of the most iconic establishments in the region. Situated on the best corner of the happening hamlet of High Falls, The Egg's Nest is a Hudson Valley institution, beloved by locals, part-time residents, and travelers alike. Weekend brunch at The Egg's Nest is a "can't miss" highlight of any Hudson Valley visit, and the evening scene in the warm and intimate Egg's Nest bar forms the beating heart of the High Falls community. Current ownership, which took stewardship of The Egg's Nest in 2016, has invested more than \$700, 000 in upgrades and improvements, making it one of the most well-appointed restaurants in the Hudson Valley. The restaurant measures nearly 5, 000 square feet, plus an additional 2, 200 square feet of outdoor space that serves to capture overflow business that often overwhelms the indoor capacity. Please continue your discovery of The Egg's Nest and its residence by exploring our associated documents, including a full 3D virtual tour (see "Virtual Tour" for house tour, and "Slide Show" for restaurant tour) along with a detailed floor plan and a narrative of The Egg's Nest Experience (see "Associated Documents"). Guided tours available upon request. Additional information can be found here by searching "High Falls" on LoopNet, or pasting this link into your browser: <https://www.loopnet.com/Listing/1300-State-Route-213-High-Falls-NY/28994116/> * This is a co-exclusive listing *

MLS #: 20240168

Listing Category: Residential

Acreage: 0.35

Age: 41-60

Zone: B1

Area: 1,905 sq ft

Year built: 1975

Bedrooms: Two

Bathrooms: 2

Half Baths: None

Dining Room Level: 1

Family Room Level: 2

Bedroom 2 Level: 2

SqFt 2nd: 1020

Survey: Y

Slideshow:

<https://my.matterport.com/show/?m=TCn6kCxbG2v&mls=1>

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Exhaust Fan, Range, Refrigerator, Washer

Fireplace Description: Propane

Cooling/Air Conditioning: Ductless Split Ac Units

UTILITIES

Heat Source: Ductless Mini Split Sys

Water: Municipal

EXTERIOR FEATURES

Garage Type:

Porch: Deck, Screened Porch

LOCATION DETAILS

Area/Town: Marbletown

County: Ulster County

LISTED BY

Office Name: Corcoran Country Living

Agent First Name: Felicity

Agent 2 First Name: Matthew

Post Updated: 2024-01-23 16:07:10

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

SqFt 1st: 885

Lot: 15

Virtual Tour:

<https://my.matterport.com/show/?m=v7ofVCoyZD8&mls=1>

Flooring: Hardwood, Mixed

Fireplace Location: Bedroom, Living Room

Heating Fuel: Electric, Propane

Sewer: Septic-ingr.

Style:

Lot Dimensions: 105 X 145

School District: Rondout Valley Schools

Directions: Center If High Falls. Northwest Corner Of Route 213 & Bruceville Rd. Park In Main Eggs Nest Parking Lot.

Office 2 Name: New Paltz Properties

Agent Last Name: Taylor

Agent 2 Last Name: Eyler



CALL US NOW

Phone: (845) 246-2022

Email: steve@stevehubbardrealestate.com

Address: 15 Barclay Street, Saugerties, NY 12477

