



\$4,850,000

<https://stevehubbardrealestate.com>

"Rosebud" is a luxurious 4-bedroom, 4.5-bathroom home nestled on 25 private acres, offering breathtaking views of the Shawangunk ridge. Located at 82 Vista Drive, this 4187 sq ft retreat seamlessly blends the tranquility of the Japanese countryside ryokans with the modern minimalism of Scandinavia, creating a unique and contemporary living space. Every detail has been meticulously sourced from the seller's global experiences, resulting in a one-of-a-kind home. The heart of the home is its kitchen, featuring custom cabinets, Fisher & Paykel appliances, Perla Venata Quartzite custom counters and sinks, and throughout the home European plumbing fixtures by John Pawson for Cocoon and Graff. The kitchen offers unbeatable views and is complemented by a separate prep kitchen. The great room includes a dining area, sunken living room with upholstered seating, wood-burning fireplace, and a hidden projection screen and projector for entertainment. The custom milled and hand-finished white oak ceilings extend to the covered outdoor areas, creating a seamless indoor-outdoor experience. An exceptional Onsen, complete with Tadelakt plaster finished walls, hand-finished white oak ceilings, and walls of windows and glass doors, offers a unique into-nature experience. The Onsen includes a custom 6-person cedar sauna, Japanese shower, custom in-ground 8-person Gunite and cast stone finished spa, and soaking accessories from Japan via Jinen. Adjacent to the Onsen, the oasis kitchen and oasis bathroom with steam shower provide additional comfort and convenience. The bedrooms are designed for rest and relaxation, with the primary suite featuring a luxury bathroom with a custom-made Hinoki ofuro soaking tub, gas Jotul stove, walk-in shower, and double vanity with imported concrete sink basins. The three additional bedrooms evoke peacefulness and simplicity, with motorized shades, custom built-in wardrobes, and access to two full bathrooms. The office/library is unique with custom built-in shelving, cabinets, window benches, and pocket doors allowing it to function as one space or two, offering versatility for reading and lounging or as a home office. The home's design incorporates expansive covered terrace spaces, plans for a custom outdoor kitchen are available to the next owner. The construction details of "Rosebud" showcase exceptional quality, including a custom Shou sugi ban front door, cantilever benches and exterior, extensive custom lighting, Leviton smart home controls, interior/exterior speakers, custom Arcadia windows and doors, polished concrete floors with 9-zone radiant heat, 320 amp dual electrical service, a 26 KW automatic backup generator, Triangle Tub boiler for radiant floor heating and hot water, Ruud low-temperature, high-efficiency heat pumps, AprilAire humidifiers, whole house HRV venting for fresh air exchange and an EV charger. "Rosebud" is a private sanctuary that invites you to experience its exceptional quality and unique blend of tranquility and contemporary design.

Addendum: The listing broker's offer of compensation is made only to participants of the HudsonValley Catskill Region MLS.

MLS #: 20240187

Zone: Ra

Listing Category: Residential

Area: 4,187 sq ft

Acreage: 24.72

Age: 1-5

Bathrooms: 5

Half Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Den Level: 1

SqFt 1st: 3767

Lot: 12.211

Attic: Walk In

Amenities: HOT TUB, SAUNA, LIBRARY

Virtual Tour:

<https://www.youtube.com/watch?v=j1PuXA5hjNM>

INTERIOR FEATURES

Kitchen Description: Gourmet

Appliances: Dishwasher, Dryer, Exhaust Fan, Oven-double, Refrigerator, Washer, Water Softener

Fireplace Description: Propane, Wood

Wood Stove:

Additional Interior Features: Insulated Doors, Insulated Windows, Walk In Closets, Skylights, 9 Ft. Ceilings, Master Bath, Sliding Glass Doors, Sauna/steam Room

UTILITIES

Heat Source: Heat Pump, Radiant, Zoned

Hot Water: Propane

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Carport Attached

Driveway: Gravel

Style: Contempo

Color: Black

Porch: Patio

Lot Features: Level, Meadow, Private, Secluded, Wooded

Additional Exterior Features: Stand By Generator, Hot Tub

LOCATION DETAILS

Area/Town: Gardiner

Year built: 2020

Bedrooms: Four

Full Baths: Four

Total Rooms: 15

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: 1

Attic Level: 2

SqFt 2nd: 420

Basement:

Other Rooms: Loft, Office, Media Room

Survey: Y

Slideshow: <http://www.rosebud-82-vista-dr.com/>

Kitchen Description: Gourmet

Flooring: Concrete, Radiant

Fireplace Location: Living Room

Cooling/Air Conditioning: Heat Pump, Zoned

Heating Fuel: Electric, Propane

Water: Drilled Well

Electricity: Other, 300 Amps, Stand By Generator

Utility Level: 1

Garage/Parking Extras: Carport

Style: Contempo

Construction: Frame/stick

Siding: Wood, Other

Roof: Metal, Rolled

Views: Meadow, Mountain, Panoramic

Lot Dimensions: 24.72 Acres

School District: Walkkill Central

Lot/Site: Rural

County: Ulster County

Directions: From Nys Thruway Take Exit 18, Take 299 West/newpaltz, Stay On 299 W. Left Onto Libertyville Rd/newpaltz Country Home Rd. Rt Onto Guilford Rd, Left Onto Vista Dr. Follow To The End.

LISTED BY

Office Name: Compass Greater Ny, Llc

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