



ROCHESTER

31 Fawn Lane, Accord, NY, 12404

<https://stevehubbardrealestate.com>

\$1,500,000

Artfarm at 31 Fawn Lane is a family compound on 18 peaceful acres, set back in a country corner of Accord, NY. The main house was custom built by the owner in 2008 and features open concept first floor with solar and radiant heat. There are 3 bedrooms upstairs, each with their own loft and a full walk-out basement for additional guests and storage. Down the road and across the lawn is the barn, carefully renovated and built to house the professional studio for Artfarm Recording. Insulated and engineered for sound and efficiency, the air conditioned barn has a full kitchen, 2 baths and sleeps... well, many a storied band of beloved travelers. The land is adorned with stone walls and panoramic beauty, fields and tall woods, a horse stable and paddock, outbuildings and workshops, large sauna and outdoor shower. The barn has a patio and separate entrance off the kitchen, ideal for private or large gatherings. The property has been a homestead and a meeting place for years of creativity and community, music and laughter and is now offered to market with the same promise of home and possibility for the next owners. Nothing or everything can convey, including the recording business LLC, sound equipment, instruments, pot and pans, beds, tools... all included in the sale or not, it's up to you. 2 hrs from NYC in the Hudson Valley, life is good on the farm. Come and see!

MLS #: 20240689

Listing Category: Residential

Acreage: 18.4

Age: 11-20

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Den Level: B

Other 2 Level:

SqFt 2nd: 768

Basement: Full, Walk Out

Zone: Res

Area: 1,536 sq ft

Year built: 2008

Bedrooms: Three

Half Baths: One

Dining Room Level: 1

Family Room Level: B

Bedroom 2 Level: 2

Bedroom 4 Level:

Other 1 Level:

SqFt 1st: 768

Lot: 84.1

Attic: Pu Dw, Storage

Other Rooms: Loft, Studio, Utility Room, Workshop, Professional Suite, Media Room

Survey:

INTERIOR FEATURES

Kitchen Description: Cabinets Wood, Country, Eat - In

Flooring: Carpet, Concrete, Hardwood

Additional Interior Features: Insulated Doors, Insulated Windows, Sliding Glass Doors

UTILITIES

Heat Source: Hot Water, Radiant, Stand By Generator

Hot Water: Propane

Plumbing: Mixed

Sewer: On Site

Amenities: SAUNA

Appliances: Dishwasher, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer, Solar Water Heater

Cooling/Air Conditioning: Central, Heat Pump

Heating Fuel: Propane

Water: Drilled Well

Electricity: 200 Amps, Stand By Generator

Utility Level: B

EXTERIOR FEATURES

Garage Type:

Driveway: Gravel

Style: Barn, Farm House, Two Story

Siding: Wood

Roof: Metal

Lot Features: Private, Rock Outcrop, Secluded, Sub Dividable, Wooded

Additional Exterior Features: Stand By Generator, Partial Fenced

Garage/Parking Extras: Driveway

Style: Farm House

Construction: Frame/stick

Porch: Patio

Other Buildings: Additional Living Unit, Chicken Coop

Views: Horses

Lot Dimensions: 18.4

LOCATION DETAILS

Area/Town: Rochester

Elementary School: Kerhonkson Pre K-3

County: Ulster County

School District: Rondout Valley Schools

Lot/Site: Rural

Directions: Off Of Queens Hwy, Turn Onto Fawn Lane, Continue Straight To Top Of The Hill And Turn Left Toward Number 31.

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell Realty

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