



ROCHESTER

931 Queens Highway, Accord, NY, 12404

<https://stevhubbardrealestate.com>

\$1,200,000

Welcome to your own private paradise in the Catskills! This exquisite property offers a stunning 3500 square foot contemporary ranch home nestled on a sprawling 30-acre estate, complete with an expansive patio that overlooks a magnificent, fully stocked pond. With its unique blend of modern luxury and natural beauty, this is the perfect place to create lasting memories. As you approach the property, you'll be captivated by the serene ambiance and the sprawling landscape that surrounds you. The moment you step inside the home, you'll be greeted by an inviting atmosphere that seamlessly merges modern design elements with warmth and comfort. The open floor plan effortlessly connects the spacious living, dining, and kitchen areas with the impressive, centralized stone fireplace offering just enough separation to create an ideal space for entertaining your friends and family. The master suite is a tranquil oasis, offering a peaceful retreat from the outside world. With its views of the pond, a large en-suite bathroom, and direct access to the patio, this space is a sanctuary of comfort and relaxation. Additional bedrooms in the east wing of the home provide ample room for family and guests, each offering their own unique charm. Other home features include radiant heat, solar to keep costs low and a central vacuum system. Step outside onto the patio, where you'll be captivated by the breathtaking panoramic views of the expansive spring-fed pond. Imagine sipping your morning coffee or hosting unforgettable gatherings while immersed in the beauty of the natural surroundings. As you explore this sprawling property, you'll discover a wealth of opportunities. An old barn and shed provide ample space for storage, hobbies, or potential renovation projects. For the history enthusiasts and visionaries, a farm house originally built in 1746 awaits restoration, offering a chance to breathe new life into a piece of the past. Nestled in the trendy community of Accord, NY, this property offers a prime location near Arrowwood Farms, Inness, and Westwind Orchard. Immerse yourself in the rich local culture, enjoy farm-to-table dining experiences, or spend your days exploring the nearby natural wonders of the Catskill Mountains.

MLS #: 20240854

Listing Category: Residential

Acreage: 30.1

Age: 11-20

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Zone: R2

Area: 3,500 sq ft

Year built: 2009

Bedrooms: Four

Half Baths: One

Dining Room Level: 1

Family Room Level: -

Bedroom 2 Level: 1

Bedroom 3 Level: 1
Den Level: -
Other 2 Level: -
Lot: 1.200
Survey:

INTERIOR FEATURES

Kitchen Description: Breakfast Bar, Custom Cabinets, Island, Pantry
Flooring: Hardwood
Fireplace Location: Bedroom, Living Room
Cooling/Air Conditioning: Central

Additional Interior Features: Insulated Doors, Insulated Windows, Walk In Closets, Skylights, Master Bath, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Forced Air, Radiant
Water: Drilled Well
Electricity: 200 Amps
Utility Level: L

EXTERIOR FEATURES

Garage Type: Drive Under
Style: Contempo
Siding: Stone, Stucco
Roof: Asph Shingle
Lot Features: Landscaped, Level, Meadow, Pond, Private

Lot Dimensions: 30.10 Acres

LOCATION DETAILS

Area/Town: Rochester
Lot/Site: Rural
Directions: Route 209 South Toward Ellenville, Turn Right Onto Queens Highway To 931.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst
Agent First Name: Briana
Agent 2 First Name: Jeff
Post Updated: 2024-04-09 04:56:49

Bedroom 4 Level: 1
Other 1 Level: 1
SqFt 1st: 3500
Basement: Full

Appliances: Dishwasher, Dryer, Oven-built In, Range Hood, Range-built In, Refrigerator, Washer
Fireplace Description: Stone
Wood Stove: Pellet
Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral, French Doors, Central Vacuum

Heating Fuel: Oil, Propane
Plumbing: Mixed
Sewer: Septic-ingr.

Style: Ranch
Construction: Frame/stick
Porch: Deck, Patio
Other Buildings: Barn, Shed, Other/see Remarks
Additional Exterior Features: Stand By Generator, Solar Panel Own

School District: Rondout Valley Schools
County: Ulster County

Office 2 Name: Bhhs Hudson Valley Prop-king
Agent Last Name: Cermak
Agent 2 Last Name: Serouya



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