



\$899,000

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Open skies, mature trees and a beautiful spring fed swimming pond surround this energy-efficient, passive style home only 15 minutes from Hudson and 5 minutes from farm stands, pick your own orchards, a local brewery and a supermarket. This turn key 2 bedroom/ 2 bath house was custom built in 2022 and designed by one of the owners who has a history in successful house designs and renovations. Designed with sustainability, low maintenance and spatial optimization in mind, this house is ideal. The current owners combined utility bills are only an average of 105 per month. Surrounded on all 4 sides by agricultural conservation land with forever views that includes a panorama of pasture, meadows, mountains and forest. Enjoy stunning sunrises, the natural spring fed swimming pond, relax on the deck or your own private woodland in the back behind the stone steps with early settler stone walls snaking through the forest. There is a big bonus room on the second floor that is currently used as an office but could also be converted into a 3rd bedroom. The home features unique COR-TEN steel siding that has minimal upkeep. The 10 and 12 foot ceilings combined with the many European triple-pane windows bring an abundance of light into the home. Added features include concrete floors with radiant heat,, large soaking tub, tankless water heater, wood burning stove, unattached garage with electric, and a Lunos whole house air ventilation system to pull clean air into the house year-round. This house is a rare find and one of a kind.

MLS #: 20240867
Listing Category: Residential
Acreage: 7
Age: 1-5
Full Baths: Two
Living Room Level: 1
Kitchen Level: 1
Bedroom 2 Level: 2
SqFt 1st: 656
Basement:
Amenities: OTHER/SEE REMARKS

Zone: 07 Mixed
Area: 1,312 sq ft
Year built: 2023
Bedrooms: Two
Half Baths: None
Dining Room Level: 1
Bedroom 1 Level: 2
Den Level: 2
Lot: 65
Other Rooms: Office, Study
Survey: Y

INTERIOR FEATURES

Kitchen Description: Eat - In

Flooring: Concrete, Radiant

Cooling/Air Conditioning: Ductless Split Ac Units

Appliances: Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Tankless Hot Water Heater

Wood Stove: Wood

Additional Interior Features: Insulated Doors, Insulated Windows, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Radiant, Other/see Remarks, Ductless Mini Split Sys

Hot Water: Electric

Electricity: 200 Amps

Utility Level: 1

Heating Fuel: Electric, Propane

Water: Drilled Well

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Gravel

Style: Contempo, Farm House, Two Story

Color: Brown

Lot Features: Pond, Other/see Remarks

Water Features: Pond, Water Access

Garage/Parking Extras: Driveway, Off Street, 1-car

Style: Contempo

Construction: Frame/stick

Porch: Deck, Enclosed Porch, Screened Porch

Views: Meadow, Mountain, Panoramic, Farm

Lot Dimensions: 7 Acres

LOCATION DETAILS

Area/Town: Columbia

Lot/Site: Rural

School District: Hudson

County: Columbia County

Directions: Southeast On Warren Street And Then Right On City Hall Palace To Union And Make A Left And Then R On Us-9. Travel To Blue Hill Road And Make A Left On Cold Spring.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

Agent Last Name: Noone

Agent First Name: Rose

Post Updated: 2024-04-10 07:34:04



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