



LLOYD

1 Picnic Woods Road, Clintondale, NY, 12515

<https://stevehubbardrealestate.com>

\$749,000

Nestled amidst 2 acres of serene, picturesque landscapes lies Colonial Home - your personal haven designed for luxury, comfort, and unparalleled style. Boasting an impressive 3,604 square feet of masterfully crafted space, this property is perfect for memory making. Key Features: Expansive Living Spaces: The spacious first floor unfolds with an open-plan kitchen, a living room adorned with a cozy fireplace, an elegant dining room, and a richly appointed library. Sunlit Florida Room: Immerse yourself in the beauty of nature without leaving the comfort of your home with the great Florida Room, a space suffused with natural light and tranquility. Private Quarters: Ascend to the second floor to discover 4 serene bedrooms, complete with a versatile loft area, providing refuge and relaxation for each member of your family. Entertainment-Ready Basement: The finished basement offers a world of possibilities, featuring 2 offices for your professional endeavors and a game room for leisure and entertainment. Expansive Outdoor Bliss: Enjoy a beautiful level lot, ready for you to bring to life your landscaping dreams or even an extra guesthouse, with a bonus surveyed lot already engineered w2ith a BOH approval for potential expansion. Are you envisioning family gatherings by the fireside, morning strolls through lush acreage, and the joy of entertaining guests in a space that effortlessly encapsulates both grandeur and warmth? Colonial Home - 1 Picnic Woods Road, an address that speaks volumes, is waiting to turn those visions into reality. Looking to plant roots in an abode that transcends the ordinary? Could this be the forever home your family has been searching for? Visit us and experience firsthand the merging of sophistication and warmth that only this Colonial Home can offer. Colonial Home is not just a residence; it's a lifestyle offering that rare blend of privacy, space, and accessibility. Additional 2 acres of land with separate deed and board of health approval will be available.

MLS #: 20240911

Listing Category: Residential

Acreage: 2.01

Age: 21-40

Full Baths: Three

Total Rooms: 9

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Zone: R1

Area: 3,604 sq ft

Year built: 2001

Bedrooms: Four

Half Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Bedroom 4 Level: 2

Other 1 Level: 1

SqFt 1st: 1400

SqFt 3rd: 1000

Basement: Finished, Full, Interior Access

Survey: Y

Den Level: L

Other 2 Level:

SqFt 2nd: 1204

Lot: 18.1.3

Other Rooms: Den, Florida Sun Room

INTERIOR FEATURES

Kitchen Description: Country

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Fireplace Description: Wood

Additional Interior Features: Master Bath, Sliding Glass Doors

Kitchen Description: Country, Eat - In, Pantry

Flooring: Carpet, Wood, Laminate

Fireplace Location: Living Room

UTILITIES

Heat Source: Baseboard, Zoned

Water: Drilled Well

Sewer: Septic-abv

Heating Fuel: Oil

Electricity: Circuit Breakers

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Attached

Driveway: Blacktop

Style: Colonial

Siding: Vinyl

Roof: Asph Shingle

Lot Dimensions: 4.05

Garage/Parking Extras: 2-car

Style: Colonial

Construction: Frame/mod

Porch: Enclosed Porch, Open

Other Buildings: Shed

LOCATION DETAILS

Area/Town: Lloyd

Elementary School: Highland K-5

Directions: From The Mid Hudson Bridge To 9w South To Right On Chapel Hill Road To Left On 44/55 To Picnic Woods On The Right In Clintondale

School District: Highland Central Schools

County: Ulster County

LISTED BY

Office Name: Century 21 Alliance-np

Agent Last Name: Carter

Agent First Name: Barbara

Post Updated: 2024-04-11 22:54:54



CALL US NOW

Phone: (845) 246-2022

Email: steve@stevehubbardrealestate.com

Address: 15 Barclay Street, Saugerties, NY 12477

Steve Hubbard
REAL ESTATE SERVICES
845-246-2022



*Sales-Rentals
Property Management
& Development*

