



MARBLETOWN

139 Main Street, High Falls, NY, 12440

<https://stevehubbardrealestate.com>

\$770,000

The living is easy in the hamlet of High Falls. This two story brick home has been lovingly cared for and updated by the current owners. Just steps away from the shops, restaurants and conveniences of High Falls (Ollies Pizza, anyone??) - you can also enjoy 4 beautiful acres of pollinator meadow, antique barn, workshop and fully fenced rear yard. With new windows, gorgeous kitchen with concrete countertops, custom wood cabinets and floor to ceiling windows, wood floors and cozy living room, it's perfect for gatherings. The two bedrooms upstairs are flooded with natural light and the two additional rooms make perfect W@H space (one currently used as a third bedroom). Just off the bluestone patio you will find the outdoor kitchen, complete with a handmade clay and straw pizza oven! The outbuildings include a two story antique barn that is set up for summer movie nights and has fantastic potential for other uses. The separate workshop is ready for home projects and the chicken coop awaits it's new residents. The owners have made many improvements including new windows, concrete floors in basement, gut renovated kitchen, bathroom updates, build out of second floor office, updates to outbuildings and much more. 90 minutes from Metro NY, 15 minutes to the Trailways bus stop in Rosendale and so close to all that the mid Hudson Valley has to offer including hiking and biking at Mohonk Preserve, swimming at Minnewaska State Park, vibrant Kingston, hiking and skiing in the Catskills and so much more.

MLS #: 20240913

Listing Category: Residential

Acreage: 4

Age: 100-200

Full Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Other 1 Level: 1

SqFt 1st: 900

Basement: Full, Bilco Door Access, Interior Access, Concrete Floor, Unfinished

Amenities: GARDEN AREA

Zone: B1

Area: 2,000 sq ft

Year built: 1900

Bedrooms: Two

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Other 2 Level: 2

Lot: 28

Other Rooms: Office, Study, Workshop

Survey:

INTERIOR FEATURES

Kitchen Description: Country, Custom Cabinets, Galley, Gourmet, Island

Flooring: Ceramic, Wood

Miscellaneous Features: Ceiling-beamed

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Fireplace Description:

Additional Interior Features: Insulated Windows, Gas Stove Connection, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Hot Water, Abv Ground Fuel Tank

Hot Water: Oil

Plumbing: Mixed

Sewer: On Site

Heating Fuel: Oil

Water: Municipal

Electricity: 200 Amps

Utility Level: 1

EXTERIOR FEATURES

Garage Type:

Driveway: Gravel

Style: Two Story

Color: Beige

Porch: Open, Patio

Other Buildings: Barn, Chicken Coop, Shed, Studio, Workshop

Views: Meadow

Lot Dimensions: 4

Garage/Parking Extras: Driveway

Style: Two Story

Construction: Frame/stick, Brick

Siding: Brick

Roof: Asph Shingle

Lot Features: Meadow, Slope-gently

Additional Exterior Features: Fenced Full

LOCATION DETAILS

Area/Town: Marbletown

Elementary School: Marbletown K-3

County: Ulster County

School District: Rondout Valley Schools

Lot/Site: Hamlet/village

Directions: Route 213 To The Center Of High Falls. From West, Turn At The Spyre Cafe And Social Eatery, House On Right. From The East, Turn At The Post Office, House On Left.

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell Realty

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Post Updated: 2024-04-12 00:10:00



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