



434 Joys Lane
Hurley, NY 12443
For Sale: \$699,000

Type:	Single Family
MLS#:	20243012
Square Footage:	0
Taxes:	\$6,340
Year Built:	1920

INSPIRING PERMACULTURE PARADISE in the sweet hamlet of historic Hurley is a breath-takingly unique property. The owners have transformed 3/4's of an acre into a vibrant working homestead, an organic, "no-till", edible landscape. This extensive wonderland of flowers, herbs, vegetables, fruit and nut trees, berries and more is tucked in and around a south/west slope with rocky outcroppings and splendid views of the Catskills! A bustling coop of chickens provide farm fresh eggs. Three high tunnels (65', 48' and 40') extend the growing season. The 1600+ sq. ft. home is a very charming and well-thought out center-door Colonial with four bedrooms and an open plan living area. The gourmet kitchen is wonderfully appointed and flows into a beautiful dining area at the rear of the home with nearby doors opening to a spacious deck for outdoor dining and gazing upon the lush gardens. A wood stove keeps the home toasty and the library-inspired living room is a wonderfully cozy room to relax in. The downstairs also features 2 bedrooms and a full bath. Upstairs is a primary bedroom with a sweet sitting alcove and spacious closet; a large full bath and a 4th bedroom. The walk-out, old-fashioned cellar features built-in storage, freezers and fridge, and plenty of counter space, plus areas for tools and utilities. Just outside the cellar is wood storage, able to accommodate a year's supply of wood (saving thousands in heating costs). Several outdoor sitting areas pepper the gardens: a deck off the house, a pergola with climbing grapevines, and a fire pit area near a new garden shed. This home is conveniently located just south of Kingston, within 10 minutes of the NYS Thruway, shopping, restaurants, and the cultural and social scene of the Hudson River Valley. A true gem! **OPEN HOUSE SATURDAY AUGUST 3rd 11:00 AM - 1:00 PM** <https://www.townofhurley.org/about/pages/history>

Listing Details

Asking Price: \$699,000	Taxes: \$6,340	Status: Active
Type: Single Family	MLS ID: 20243012	Last Update: 9/21/2024
Added: 142 Day(s) Ago		

Property Details

Address: 434 Joys Lane	City: Hurley	State: NY
Zip: 12443	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 2 full	Total Rooms: 12	Home Style: Colonial
Basement: Exterior Entry	Siding: Frame	Year Built: 1920

Location Details

Lot Size: 0.77 Acres	Lot Description: Bluff, Garden, Gentle	Driveway: Deck
Water Front: No	Water Access: No	

School Details

School District: Kingston

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Window Unit(s)		