



Hudson Valley Catskill Region MLS

1530 State Route 213
High Falls, NY 12440
For Sale: \$799,000

Type:	Single Family
MLS#:	20243429
Square Footage:	0
Taxes:	\$11,311
Year Built:	1955

Orchard Hill is a spacious 1955 mid-century ranch home, with 270 degree views of the Rondout Valley. To the South, the Shawangunk Ridge and Sky Top tower are clearly visible from the property. To the north, the sprawling Stone Ridge Orchard's apple groves and pond. Turn westward and take in the sunsets that make this valley so magical over Mombaccus Mountain and Ashokan High peak. The long driveway brings you up to this hillside oasis, with mature apple trees and lush perennial gardens surrounding the home. A sprawling bluestone patio with hot tub spans the length of the home, with doors from both sides of the kitchen and the primary suite leading outdoors. The formal entrance of the home leads to a light filled living room, dining room, and den. The oversized country kitchen has entrances from the front hall, or directly into the dining room. To the right, find three generous bedrooms, including a massive primary suite. The home was originally four bedrooms, but one was redesigned into a primary bath fit for a king. Dual sinks, soaking tub, and elegant tile shower provide plenty of space for two. The hall bathroom also features two sinks and a large shower. The kitchen has its own powder room as well. Open and spacious, the ranch style layout provides easy living. The den opens to the backyard, where you will find a hillside with apple trees and a mix of lawn and wild meadow. The 3.57 acre lot is spacious enough to provide privacy, especially with Stone Ridge Orchard behind. The sellers plan to adjust the lot line slightly to deed the road that passes through the Orchard back to that property, resulting in a minimal reduction in overall acreage. The home has been fully vetted and approved as a short term rental by the town of Marbletown, but was recently rented on a long term basis for \$6,500 per month, so if investment is your goal, this property has significant income producing potential. When it comes to location, this property simply cannot be beat. It's just under a mile to Stone Ridge Plaza with a grocery store, wine shop, pharmacy and more. Dining options abound, including Butterfield's at Hasbrouck House, Hash for amazing breakfast and lunch, and of course Ollie's Pizza, just 1.3 miles away in the heart of High Falls. This home is just 7 minutes to downtown Rosendale, 20 to New Paltz or Kingston, and 10 minutes to Mohonk Preserve's Spring Farm Trailhead. Let the Gunks and the Sundown Wild Forest be your backyard, and don't sacrifice the conveniences of village life on your move Upstate. Orchard Hill truly has it all.

Listing Details

Asking Price: \$799,000	Taxes: \$11,311	Status: Active
Type: Single Family	MLS ID: 20243429	Last Update: 11/17/2024
Added: 107 Day(s) Ago		

Property Details

Address: 1530 State Route 213	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full, 1 half	Home Style: Ranch	Basement: Full
Siding: Aluminum Siding	Year Built: 1955	

Location Details

Lot Size: 3.57 Acres	Lot Description: Landscaped, Orchard(s),	Driveway: Paved
Water Front: No	Water Access: No	

School Details

School District: Rondout Valley