



244 Rock Hill Road  
High Falls, NY 12440  
For Sale: \$1,799,000

Type:	Single Family
MLS#:	20243538
Square Footage:	0
Taxes:	\$10,959
Year Built:	1998

Tucked away in serene seclusion is this rare gem, a former speakeasy casino that has been transformed into a striking loft-like residence with dual living spaces. Located on a private road, this distinctive, single-level home, is the perfect blend of artistic flair and contemporary design, making it an ideal retreat for creatives seeking inspiration or for city dwellers in search of a peaceful upstate nest. In the early 90s, a writer and painter couple, started the transformation with the east wing serving as living space and the west wing serving as a painting studio. The current owner, a rare book dealer and publisher, painstakingly continued the transformation with a substantial renovation that included a thoughtful conversion of the west wing from a raw art space to refined primary living space. Compelling architectural details abound including a timber framed rock room, spectacular hand-crafted wood beam joinery in the vaulted living rooms, beeswax and porcelain finished adobe walls, soaring ceilings and large and abundant windows; all working in harmony to provide a connection with nature and create an inviting and energizing atmosphere. One of the most captivating features is the ever-changing interplay of natural light throughout the day, thanks to strategically placed skylights that illuminate each of the dual living spaces. The two independent and sound-proofed living spaces, each with its own perceptible character, provide versatility as separate spaces for work and relaxation or accommodations for guests. Set against a backdrop of lush greenery, the property includes a masterfully landscaped park-like setting where you can meander through the peaceful grounds and enjoy the tranquil ambiance. A charming pond with locust wood bog-walk adds to the property's allure, offering a peaceful retreat for contemplation or casual gathering. Outdoor spaces include a moss-covered bluestone patio and cedar deck each of which can accommodate lounge and dining areas, a private outdoor shower, ideal for rinsing off after a day of gardening or simply enjoying the open air, and an 80x80 sq ft garden where you can continue to cultivate your own fruits, flowers, and vegetables in the well-established gardens. The owner has planted close to one hundred trees over the years adding to the diversity and natural beauty of the outdoor landscape. A complete list of the extensive renovations is available upon request. Highlights include 'leathered' granite countertops, custom built pear and fir wood cabinetry, fir tip and oak wood flooring, a bluestone hearth, a Malm fireplace, a Vermont Casting wood stove, high end appliances from Sub-Zero, Fisher Paykel, Wolf, and Ansko, and many structural and system upgrades including new windows/skylights, radiant heating system, central air, hardie board siding, water filtration system, a whole house generator and a new well pump. This is truly a rare opportunity to own a one-of-a-kind residence that is the perfect combination of history, creativity, and natural beauty.

### Listing Details

Asking Price: \$1,799,000	Taxes: \$10,959	Status: Active
Type: Single Family	MLS ID: 20243538	Last Update: 9/24/2024
Added: 95 Day(s) Ago		

### Property Details

Address: 244 Rock Hill Road	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Fireplaces: 2	Home Style: Contemporary
Siding: Adobe	Year Built: 1998	

### Location Details

Lot Size: 5 Acres	Lot Description: Back Yard, Few Trees,	Driveway: Guest
Water Front: No	Water Access: No	