



1530 Route 213  
 High Falls, NY 12440  
 For Sale: \$5,500

Type:	Rental
MLS#:	20244023
Square Footage:	0
Year Built:	1955

Orchard Hill is a fully furnished 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. 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: \$5,500	Status: Active	Type: Rental
MLS ID: 20244023	Last Update: 10/1/2024	Added: 64 Day(s) Ago

### Property Details

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

### Location Details

Lot Size: 3.57 Acres	Water Front: No	Water Access: No
----------------------	-----------------	------------------

### School Details

School District: Rondout Valley

### Heating, Cooling, & Utility Details

Heat Type: Baseboard	Air Conditioning: Central Air
----------------------	-------------------------------