



**64 Old Route 213**  
**High Falls, NY 12440**  
**For Sale: \$549,000**

Type:	Single Family
MLS#:	20244154
Square Footage:	0
Taxes:	\$3,530
Year Built:	1885

Welcome to this beautifully renovated 1880's home blending historic charm with modern luxury. Nestled in the picturesque hamlet of High Falls, NY, this 4-bedroom, 3.5-bathroom residence offers a perfect retreat with all the comforts of contemporary living. Brand new HVAC, plumbing, and electrical throughout the entirety of the home. State-of-the-art kitchen with stainless steel appliances and quartz countertops. Open-concept living and dining areas, perfect for entertaining. Four generously sized bedrooms, two with their own en-suite bathroom, for privacy and comfort, one located on the 1st level and one on the 2nd. Plenty of closet space throughout and walk up attic for additional storage. Extra room upstairs which is ideal for working from home or as a quiet study area. Large beautifully landscaped yard with mature trees and a new deck, ideal for outdoor gatherings and gardening. Septic tank and field recently inspected. Located on a quiet country road, a short walk to the village of High Falls and short drive to shopping and cultural amenities of Stone Ridge and Rosendale. Featured in the NY Times, High Falls stands out as a true treasure of upstate New York. This home is a rare find, offering the best of both worlds - historic character and modern amenities.

### Listing Details

Asking Price: \$549,000	Taxes: \$3,530	Status: Active
Type: Single Family	MLS ID: 20244154	Last Update: 1/30/2025
Added: 114 Day(s) Ago		

### Property Details

Address: 64 Old Route 213	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full, 1 half	Total Rooms: 13	Basement: Partial
Siding: Block	Year Built: 1885	

### Location Details

Lot Size: 0.34 Acres	Lot Description: Back Yard, Level, Many	Driveway: Off Street
Water Front: No	Water Access: No	

### School Details

School District: Rondout Valley

### Heating, Cooling, & Utility Details

Heat Type: Ceiling	Water Type: Public	Sewer Type: Private Sewer
Air Conditioning: Central Air		

### Broker Details

Berkshire Hathaway Homeservice	Douglas Grunther
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