



825 Berme Road
 High Falls, NY 12440
 For Sale: \$1,375,000

Type:	Single Family
MLS#:	20244159
Square Footage:	0
Taxes:	\$4,323
Year Built:	2024

Introducing 825 Berme Road, where exceptional craftsmanship meets thoughtful design. This newly constructed 3-bedroom, 2-bath modern sanctuary is perched on the peaceful bank of the Rondout Creek in High Falls, NY and seamlessly merges its' exceptional natural setting with modern amenities. Featuring custom cabinetry and sleek Enjoy year-round comfort with split units for heating and cooling, plus forced air and radiant heat poured concrete floors, the home artfully balances warmth and sophistication. The open-plan living area with soaring ceilings, a heat-generating electric fireplace and direct access to the covered back porch, provides a layout that is as well-suited to entertaining as to relaxing. The gourmet kitchen is a chef's dream, featuring custom walnut cabinets and top-of-the-line Z Line appliances, including a dual electric-gas stove. The primary bedroom with spa-like en suite bath is a serene retreat. Both bathrooms feature marble tile, Hans Grohe fixtures and Toto toilets. Two additional bedrooms with ample closet space ensure that everyone can relax in comfort. A lofted study overlooks the living space and is the perfect place to get lost in a book or work on your next masterpiece. A sneaky hidden door in the bookcase leads to an extra room that awaits your personal touch. The home is filled with abundant natural light from large Pella windows and is replete with stylish and thoughtful details including wood shiplap accents, built in closets with soft-close drawers, custom walnut woodwork and recessed lighting. Smart thermostats allow you to control the environment with a touch of a button whether at home or driving up for the weekend. Arrive and plug in to the electric car charger. Energy Star boiler, on demand hot water heater, energy efficient fans and a comprehensive water treatment system provides piece of mind, as does a whole house 22kW Generac standby generator. A large, detached, carport adds convenience. The carefully curated furniture is available for separate purchase, allowing you to step into this high-quality, meticulously designed home with ease. The property features direct access to the tranquil Rondout Creek, which provides a soothing and stunning backdrop to this country retreat. The home is conveniently located in the charming town of High Falls. You'll be minutes from local hotspots Ollie's Pizza and Inness Resort + Spa, and within a short drive of all that Kingston and New Paltz have to offer. Not to mention proximity to the breathtaking natural beauty of Mohonk Preserve and Minnewaska State Park. This is Hudson Valley living at its finest.

Listing Details

Asking Price: \$1,375,000	Taxes: \$4,323	Status: Active
Type: Single Family	MLS ID: 20244159	Last Update: 10/24/2024
Added: 43 Day(s) Ago		

Property Details

Address: 825 Berme Road	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Total Rooms: 11	Fireplaces: 1
Home Style: Contemporary	Siding: Wood Siding	Year Built: 2024

Location Details

Lot Size: 0.95 Acres	Driveway: Detached Carport	Water Front: No
Water Access: No		

School Details

School District: Rondout Valley