



Hudson Valley Catskill Region MLS

455 Binnewater Road
Rosendale, NY 12472
For Sale: \$889,000

Type:	Single Family
MLS#:	20244525
Square Footage:	0
Taxes:	\$17,937
Year Built:	1953

Williams Lake waterfront property! Known as Fifth Binnewater Lake. You have Panoramic views of the Lake from inside and outside of the home. Absolutely the best setting on the lake with direct lake front access including a dock. A very rare find. The home is uniquely set above a pristine spring fed 42-acre Lake. Enjoy virtually exclusive access, as there are currently only three other homeowners with lake rights. In the morning wet a line in your boat or off your dock for super bass and pan fishing or go kayaking and enjoy it as the sun comes up over the mountains. This property is only 90 miles from NYC and only a short drive from New Paltz, Kingston and Woodstock. Enjoy a plethora of farm stands, farmers markets, orchards, wineries, breweries, antique shops and restaurants. Close access to the rail trail that connects Kingston and New Paltz. Also close to Minnewaska State Park and Mohonk Preserve. In the morning you can enjoy a cup of coffee sitting in your sunroom overlooking the lake. There is also a beautiful, enclosed porch with stone floors on the other side of the house overlooking a nice side yard with views of the lake. The perfect spot for a peaceful afternoon or evening cocktail and grilling on the patio. The sunroom off the kitchen has complete lake views. The spacious dining room with beamed ceiling and wood floors features the lake as a backdrop perfectly suited for a formal gathering or family get together. The kitchen is dated but fully functional with wood cabinets, Corian counters and tile floor, which is open to the dining room. The sunken living room has a beamed ceiling, wood floors and a stone wood burning fireplace with lake views from its bay window. This room opens to the enclosed porch which creates a wonderful entertaining space. The half bath has knotty pine paneling with a laundry area. When you come in the main front entry to the house it is open with hard wood floors, an impressive wood staircase leading upstairs and opens to the sunken living room and enclosed glass porch. The second floor has two bedrooms with wood floors and a full bath with a tile. The finished area on the lower level was just remodeled which makes a great family room area or third bedroom which leads out to a stone patio and stone stairway leading down to the dock and lake. The lower level also has a full bath with a sauna, and a storage room with plenty of closet space. The outdoor patio also leads to a finished area under the garage that is heated by propane and has an open room and full bath with views of the lake. This would make a great home office space, yoga or art studio or whatever suits you. This is a dream come true, make it your own and wake up to this calming priceless view every day! Home has a generator, electric car charger and new gutters. There is also an additional hook up for washer and dryer in lower level off family room. Septic cleaned approx. year ago. Water comes from lake.

Listing Details

Asking Price: \$889,000	Taxes: \$17,937	Status: Active
Type: Single Family	MLS ID: 20244525	Last Update: 2/4/2025
Added: 95 Day(s) Ago		

Property Details

Address: 455 Binnewater Road	City: Rosendale	State: NY
Zip: 12472	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 2 full, 1 half	Total Rooms: 6	Fireplaces: 1
Home Style: Cape Cod	Basement: Finished	Siding: Aluminum Siding
Year Built: 1953		

Location Details

Lot Size: 0.37 Acres	Lot Description: Landscaped, Sloped Up,	Driveway: Off Street
Water Front: No	Water Access: Yes	