



70 School Hill Road
High Falls, NY 12440
For Sale: \$699,000

Type:	Single Family
MLS#:	20251001
Square Footage:	0
Taxes:	\$10,219
Year Built:	1961

Total privacy awaits on this four-acre retreat, where meadows, mature trees and direct Mohonk views create a peaceful and inspiring setting. A true paradise for gardeners and nature lovers, the property features two fenced-in gardens, perfect for cultivating a farm-to-table harvest, while native and ornamental plantings enhance the landscape's natural beauty. Inside, the dining room area serves as a gathering point, with exposed brick walls and handcrafted built-ins. A wood burning stove, set within the original fireplace, creates an inviting atmosphere. A convenient main floor full bath and spare room enhance the home's functionality for both everyday living and weekend guests. Upstairs, you'll discover a generous living area with its own wood stove, while the primary suite offers a half bath and an adjoining sunroom with direct outdoor access. A wonderful spot for sipping morning coffee, getting lost in a good book, or simply soaking in the scenic views. Two additional bedrooms and a full bath complete this level, providing versatile space for family, guests or a home office. Sustainable features that include solar panels, heat pumps and a backup generator, provide peace of mind. Located just minutes from Mohonk Preserve and the hamlets of High Falls, Rosendale and Stone Ridge, this special property connects you to nature while keeping you close to local amenities.

Listing Details

Asking Price: \$699,000	Taxes: \$10,219	Status: Active
Type: Single Family	MLS ID: 20251001	Last Update: 4/22/2025
Added: 32 Day(s) Ago		

Property Details

Address: 70 School Hill Road	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full, 1 half	Fireplaces: 1	Siding: Brick
Year Built: 1961		

Location Details

Lot Size: 4.77 Acres	Lot Description: Cleared, Garden, Gentle	Water Front: No
Water Access: No		

School Details

School District: Rondout Valley

Heating, Cooling, & Utility Details

Heat Type: Heat Pump	Water Type: Public	Sewer Type: Septic Tank
Air Conditioning: Central Air		

Broker Details

Four Seasons Sotheby's Int'l R Sally Sprogis