



**40 Bridle Path Lane**  
**High Falls, NY 12440**  
**For Sale: \$799,000**

Type:	Single Family
MLS#:	20252090
Square Footage:	0
Taxes:	\$8,409
Year Built:	2021

Arrive home and find yourself immersed in a pastoral Rondout Valley setting with big skies and soothing meadow views, conveniently located between Stone Ridge and High Falls. Sip your morning brew on the front porch and enjoy horse watching while listening to the tunes of the birds. This privately sited, modern ranch home is in the Dutchess Farm Equestrian Community where you can take riding lessons or board your horse. In proximity to an abundance of recreational and cultural attractions, farms and produce, restaurants, conveniences, and services. Generously designed one-level living with a fabulous great room featuring a delightful cook's kitchen with granite countertops and island, accentuated by tiffany pendant lights, a double-bay sink, soft-close cabinets, top of line stainless steel appliances and a beautiful glass and ceramic back splash. Gather by the stone-clad propane fireplace and indulge in its ambiance and warmth. An open dining area with meadow views and easy access to the covered front porch enhanced by attractive landscaping and a stone walkway to the out-of-sight two-car garage. There is a slider to the back yard to your future outdoor entertainment oasis. Rich santos mahogany wood floors throughout and creative, easy-to-the-eye tile designs in bath- and utility rooms. The primary suite is drenched in light and features a beautiful ensuite bath and large walk-in closet. Two additional bedrooms, 1.5 baths and a laundry room with large capacity Samsung washer/dryer are situated on the opposite side of the house. There is ample storage throughout, including walk-ins, a pantry, broom and coat closets, a mud room, and a garage with an attic. The lushly lawned, almost 2-acre parcel leaves room for your personal landscaping touch, and there is a site for a pool, if desired. Close to New Paltz and Kingston, Mohonk Preserve, Minnewaska State Park, and the Catskills.

## Listing Details

Asking Price: \$799,000	Taxes: \$8,409	Status: Active
Type: Single Family	MLS ID: 20252090	Last Update: 6/19/2025
Added: 31 Day(s) Ago		

## Property Details

Address: 40 Bridle Path Lane	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full, 1 half	Total Rooms: 13	Fireplaces: 1
Home Style: Ranch	Siding: Clapboard	Year Built: 2021

## Location Details

Lot Size: 1.8 Acres	Lot Description: Front Yard, Open Lot,	Driveway: Garage Faces Side
Water Front: No	Water Access: No	HOA Fees: \$43

## School Details

School District: Rondout Valley	Elementary School: Marbletown
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## Heating, Cooling, & Utility Details

Heat Type: Forced Air	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Central Air		