



Hudson Valley Catskill Region MLS

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. This privately sited, modern ranch home in the Dutchess Farm Equestrian Community is 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 with 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: 6/10/2025 |
| Added: 5 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 |
|---------------------------------|-------------------------------|

## Heating, Cooling, & Utility Details

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

## Broker Details