



**546 Berme Rd Road
High Falls, NY 12440
For Sale: \$400,000**

Type:	Single Family
MLS#:	20254830
Square Footage:	0
Taxes:	\$5,500
Year Built:	1825

Nestled in the heart of High Falls, this charming, "Canal House" circa 1825 offers a peaceful seasonal view of a gently creek and is steeped in local history. The lower level workshop/studio with fireplace was where the mules used to reside! The "barn" was the cook house for the Canal workers. With wood floors, exposed beams, and an abundance of original character, this home is brimming with rustic charm and potential. It needs some tender loving care to truly shine, but the bones are solid and the setting is an ideal canvas for your dream country escape. Whether you're sipping coffee on the porch while listening to the stream or cozying up near the fireplace in winter, this farmhouse invites you to slow down and savor every season. Truly worth the effort needed to make this your own little gem. The property consists of 2 parcels, one with the house and one with the barn. The barn is said to have its own waste system, offering the potential for studio or guest space according to the Town.

Listing Details

Asking Price: \$400,000	Taxes: \$5,500	Status: Active
Type: Single Family	MLS ID: 20254830	Last Update: 12/18/2025
Added: 138 Day(s) Ago		

Property Details

Address: 546 Berme Rd Road	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Total Rooms: 12	Fireplaces: 1
Home Style: Farm House	Basement: Full	Siding: Frame
Year Built: 1825		

Location Details

Lot Size: 0.7 Acres	Lot Description: Private, Subdivided, See	Water Front: No
Water Access: No		

School Details

School District: Rondout Valley

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Unknown
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Broker Details

Howard Hanna Rand Realty

Amy Levine