



560 Berme Road
High Falls, NY 12440
For Sale: \$399,000

Type:	Single Family
MLS#:	20261437
Square Footage:	0
Taxes:	\$3,955
Year Built:	2024

Welcome to this recently built (2024) Hudson Valley home, where a bright 2-bedroom, 1.5-bath layout meets a peaceful, nature-filled setting. Thoughtfully designed with energy efficiency in mind, the home features electric utilities complemented by owned solar panels-helping keep utility bills down while reducing your environmental footprint. A propane heater provides reliable backup for added peace of mind. Inside, the home is filled with natural light, enhanced by ductless heating and cooling for year-round comfort. Large windows frame peaceful views of the Rondout Creek, creating a calming, ever-changing natural backdrop. The main level offers an open-concept layout creating a seamless flow between the living, dining, and kitchen areas-perfect for everyday living and entertaining. A convenient half bath is located just off the living room. Upstairs, you'll find a spacious primary bedroom with two large closets, along with a versatile secondary space that can easily function as an additional bedroom, home office, or den. A large full bathroom includes a stacked washer and dryer for added convenience. Cared for by a single occupant since completion, the home feels fresh, clean, and move-in ready. Enjoy nearby access to the Rail Trail for walking and biking, spend afternoons on the greens at Stone Dock Golf Course, relax at Innes or take a short drive to the charming centers of New Paltz and High Falls for dining, shopping, and local events. Whether it's kayaking along the creek, hiking nearby preserves, or simply relaxing and taking in the sights and sounds of nature, this home offers the perfect balance of comfort, convenience and connection to the outdoors. While public records list the home as a 1-bedroom, 1-bath, the owner has documentation on file showing that all improvements were completed with proper town approvals.

Listing Details

Asking Price: \$399,000	Taxes: \$3,955	Status: Active
Type: Single Family	MLS ID: 20261437	Last Update: 4/7/2026
Added: 16 Day(s) Ago		

Property Details

Address: 560 Berme Road	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 1 full, 1 half	Siding: Vinyl Siding	Year Built: 2024

Location Details

Lot Size: 0.25 Acres	Lot Description: Level, Near Golf Course,	Driveway: Circular Driveway
Water Front: No	Water Access: No	

School Details

School District: Rondout Valley

Heating, Cooling, & Utility Details

Heat Type: Ductless	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Ductless		

Broker Details