



**77 Upper Hook Road**  
**Rhinebeck, NY 12572**  
**For Sale: \$1,625,000**

Type:	Single Family
MLS#:	1003330
Square Footage:	2,700
Taxes:	\$9,196
Year Built:	1830

A Rhinebeck Farmhouse Like No Other: Tucked at the corner of River Road, just five minutes from the village of Rhinebeck, 77 Upper Hook Road is the rare property that delivers on every promise — history, beauty, land, and livability, all in one. Built in 1830 and thoughtfully renovated, this charming farmhouse sits on 3.43 private acres. The original character has been carefully preserved and the kitchen and bathrooms have been brought to a standard of quiet perfection. The result is a home that feels both deeply rooted and entirely ready to live in. Mornings begin under the pergola with coffee and birdsong, looking out over garden beds and a lush, verdant lawn. The west-facing dining room catches the afternoon light beautifully — the kind of room that makes people linger at the table. Just beyond the barn, a productive organic raised-bed garden supplies the kitchen with the freshest of ingredients. The fireplace anchors the living room, ideal for fireside evenings after a home-cooked meal. A cozy den rounds out the interior with space to read, stream, or simply exhale. Outside, the grounds are as impressive as the house. A magnificent, sprawling Magnolia tree anchors the yard alongside mature specimen trees that have been growing here for generations. The original barn — massive in scale and full of possibility — awaits its next chapter: studio, workshop, entertaining space, or something entirely your own. A charming one-bedroom guest cottage with a generous living area and windowed kitchen is ready for visiting friends or as an income-producing rental. The cottage's zen living room features a vintage wood stove that sets the tone for slow, unhurried weekends for guests. Just five minutes from Rhinebeck Village, five minutes from the Rhinecliff station, and five minutes from Kingston and Red Hook, near Omega institute and Dutchess County Fairgrounds, the location couldn't be better. Properties like this — where the history is real, the renovation is right, and the land is truly special — don't come along often. This is Rhinebeck living at its finest.

**Listing Details**

Asking Price: \$1,625,000	Taxes: \$9,196	Status: Active
Type: Single Family	MLS ID: 1003330	Last Update: 5/24/2026
Added: 25 Day(s) Ago		

**Property Details**

Address: 77 Upper Hook Road	City: Rhinebeck	State: NY
Zip: 12572	County: Dutchess	Square Footage: 2,700
Total Bedrooms: 3	Total Bathrooms: 1 full, 1 half	Total Rooms: 9
Fireplaces: 1	Home Style: Farm House	Community: DUTCHESS FARM
Attic: None	Basement: Full	Siding: Frame
Year Built: 1830		

**Location Details**

Lot Size: 3.43 Acres	Lot Description: Back Yard, Corner Lot,	Driveway: Detached
Water Front: No	Water Access: No	

**School Details**

School District: Rhinebeck	Elementary School: Chancellor Livingston	Middle School: Bulkeley
High School: Rhinebeck		

**Heating, Cooling, & Utility Details**