



209 Beaverkill Road
Kingston, NY 12401
For Sale: \$2,149,000

Type:	Single Family
MLS#:	20262821
Square Footage:	0
Taxes:	\$2,406
Year Built:	2027

Hudson Valley Catskill Region MLS

Nine and a half acres. A private island. A river at your edge. And a home built entirely around you. Deep in the Hudson Valley, where the Esopus River carves through one of the region's last truly private waterfront parcels, sits a rare 9.56 acre property that offers something the market almost never produces, total seclusion, direct river frontage, and access via a primitive trail to your own secluded island. This is not a backdrop. This is the point. HRH Development is offering The Grove: a fully customizable, shovel-ready 2,584 sq ft residence 4 bed | 3.5 baths | 2-car garage, designed to be built precisely to your vision. The architecture is rooted in the HRH approach: clean lines, natural materials, and an indoor-outdoor relationship that dissolves the boundary between structure and landscape. Every element, floor plan, layout, finishes, material palette, is tailored through HRH's in-house design-build process. And unlike the uncertainty that defines most custom construction, HRH offers a price lock guarantee once plans and specifications are finalized. You know what you're building. You know the price. You build with confidence. The standard specifications set the foundation for exceptional living: radiant heated concrete floors, curbless walk-in showers, premium cedar siding, standing seam metal roof, oversized energy-efficient windows and doors, on-demand hot water, high-performance insulation, central HVAC, and ERV whole-home ventilation, a system that continuously exchanges stale interior air with filtered fresh air for year-round indoor air quality. Landscaping, wall accents, shelving and decorative lighting are intentionally excluded from the base offering, not as a limitation, but as an invitation. The canvas is yours. Steps from the reservoir. 15 minutes to Woodstock. Waterfront access. A private island. And a home with your name on every decision.

Listing Details

Asking Price: \$2,149,000	Taxes: \$2,406	Status: Active
Type: Single Family	MLS ID: 20262821	Last Update: 5/29/2026
Added: 6 Day(s) Ago		

Property Details

Address: 209 Beaverkill Road	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full, 1 half	Home Style: Contemporary	Siding: Concrete
Year Built: 2027		

Location Details

Lot Size: 9.56 Acres	Lot Description: Cleared, Level, Many	Driveway: Garage Door Opener
Water Front: No	Water Access: No	

School Details

School District: Rondout Valley

Heating, Cooling, & Utility Details

Heat Type: Heat Pump	Water Type: Well	Sewer Type: Engineered Septic
Air Conditioning: Central Air		