



434 Joys Lane
Hurley, NY 12443
For Sale: \$749,000

| | |
|-----------------|---------------|
| Type: | Single Family |
| MLS#: | 1009729 |
| Square Footage: | 1,620 |
| Taxes: | \$6,999 |
| Year Built: | 1920 |

Live the good life on a mini farm/homestead in historic Hurley, NY! This unique home and property features a beautifully updated circa 1920 Colonial with an established and productive 3/4 acre permaculture garden. The light-filled, 4-bedroom, 2-bathroom home offers 1,620 sq. ft. of living area, with wood floors throughout, and scenic views from the newly-replaced windows. On the main level, a well appointed gourmet kitchen flows to a dining room with a meadow view, which opens onto a spacious deck. A wood stove keeps the home toasty and the inviting living room features 16 ft. of built-in bookshelves. The main level also has 2 bedrooms and 1 bathroom, and the 2nd level has 2 bedrooms and 1 bathroom, plus 2 walk-in closets. A full attic provides ample storage and a full basement provides areas for laundry, food preservation, storage, workshop and seed-starting. The property is a vibrant working homestead, an organic "no-till" edible landscape, complete with a large garden shed, 3 high tunnels, a fire-pit area and perimeter fencing. This wonderland of vegetables, herbs, flowers, fruit and nut trees, berries and more is tucked in and around a gentle slope facing an expansive view of woods, meadows and the Catskill Mountains. This rare gem offers country living and food security, 90 miles from NYC, and within 10 minutes to the conveniences of shopping, restaurants, NYS Thruway, and the diverse cultural and social scene of the Hudson Valley. **DETAILS:-** Center-door Colonial farmhouse, circa 1920 - 4 bedrooms, 2 bathrooms - 1,620 square foot living space - full basement and full attic- wood floors throughout - baseboard propane heat - wood burning stove - well water - 3/4 acre extensive outdoor organic gardens and structures, irrigation set- up/equipment, perimeter fence - flock of 10 egg-laying chickens (optional) - south/west gentle slope with rocky outcroppings - views of Catskill Mountains, meadow, and woods **First Level:-** gourmet kitchen with butcher block counters, farmhouse sink, paneled dishwasher, stainless fridge and professional gas stove - dining room with views, Drolet wood stove - living room with built-in bookshelves - 2 bedrooms- full bathroom **Second Level:-** primary bedroom with walk-in closet - full ceramic-tiled bathroom- guest bedroom - large walk-in linen/storage closet **Attic Level:-** currently used for storage **Basement Level:-** built-in storage shelves- washer and hookup for dryer- sink and counter- entry from kitchen and/or exterior- gas water heater with lifetime warranty **Outdoors:** 3/4 acre (.77)- wooden deck with living pergola (kiwi) - wood storage - generator - two (2) 120-gallon propane tanks (owned, not rented) - new asphalt roof and gutters in 2021- new well pump in 2024- cement septic tank- pergola (grapes) - large garden shed with extensions - fire pit area - 3 high tunnels (65 ft., 48 ft., 40 ft.) - irrigation equipment - established gardens of perennial fruit and nut trees, grapes, kiwi, berries, herbs and flowers - over 1,000 linear feet of raised beds for growing annual vegetables, fruits, flowers and herbs- optional 10 egg-laying chickens - Views of Catskill Mountains, woods, and meadow.

Listing Details

| | | |
|-------------------------|-----------------|-----------------------|
| Asking Price: \$749,000 | Taxes: \$6,999 | Status: Active |
| Type: Single Family | MLS ID: 1009729 | Last Update: 6/6/2026 |
| Added: 7 Day(s) Ago | | |

Property Details

| | | |
|------------------------|-------------------------|-----------------------|
| Address: 434 Joys Lane | City: Hurley | State: NY |
| Zip: 12443 | County: Ulster | Square Footage: 1,620 |
| Total Bedrooms: 4 | Total Bathrooms: 2 full | Total Rooms: 8 |
| Fireplaces: 1 | Home Style: Colonial | Attic: Full |
| Basement: Full | Siding: Frame | Year Built: 1920 |

Location Details

| | | |
|----------------------|------------------------------------|--------------------|
| Lot Size: 0.77 Acres | Lot Description: Back Yard, Garden | Driveway: Driveway |
|----------------------|------------------------------------|--------------------|