



## SERENE SANCTUARY IN THE HEART OF THE HUDSON HIGHLANDS

EH# 5354

\$1,295,000

Stanfordville, New York

Dutchess County

2,568 Sq Ft

7.30 Acres

3 Bed

3 Bath

Nestled in the foothills of the Stissing Valley immediately adjacent to the 640-acre Audubon Bird Sanctuary, with 180-degree forever views of the Wappingers Creek watershed and Dutchess Land Conservancy-protected horse country, this meticulously maintained cedar and bluestone 3 BR/3 bath home on 7.3 acres offers absolute privacy and low maintenance with proximity to the Mashomack Polo Club and the hamlets of Stanfordville, Pine Plains and Millbrook. The vaulted, light-filled Great Room and screened porch with wood-burning and propane fireplaces, and the open-design kitchen/dining/living areas and three main floor bedrooms with two full baths and separate utility rooms are complemented by expansive decks, patios, and wooden walkways on two levels, along with lush perennial garden beds, water features, rock outcroppings, a 3-bay garage, and a moss-laden pathway with direct access to the Audubon. The lower garden level features an all-purpose Family/Game Room, en suite bathroom, and outdoor Finnish sauna with long views of the Berkshires. An adjoining 1-acre parcel is a buildable lot currently landscaped with ornamental plantings and a custom-designed fire pit/recreation area. This rare offering is truly one-of-a-kind.



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## FIRST FLOOR

**Entrance:** tiled with views as you enter

**Sunroom/Living Room:** views

**Dining Room:** wood-burning fireplace, wood beams

**Kitchen:** tiled floor, soapstone counters, wood beams

**Porch:** screened porch with propane fireplace

**Patio:** bluestone

**Full Bath:** tiled shower, tiled floor

**Primary Bedroom:** French doors to porch, wood floors, views, ensuite

**Primary Bath:** tiled shower, tiled floor

**Bedroom 2:** closet, wood floors, built-ins, door to patio

**Bedroom 3:** closet, wood floors

## LOWER LEVEL

**Family Room:** French doors to porch, leads to outdoor sauna, views

**Full Bath:** tiled shower

## GARAGE

3 car detached

## OUTBUILDING

Sauna

## FEATURES

Views of protected land with land conservation and Audubon sanctuary

Screened-in porch

Sauna

Open porch

**Location:** 140-144 Mountain Road, Stanfordville, NY 12581

**Land Size:** 6.3 acres + 1 acre

**Vol./Page:** 1764-883

**Year Built:** 1988

**Square Footage:** 2,568

**Total Rooms:** 7 **BRs:** 3 **BA:** 3 full

**Basement:** partially finished

**Foundation:** concrete

**Hatchway:** walkout

**Attic:** yes

**Laundry Location:** 1st floor

**Number of Fireplaces or Woodstoves:** 1 wood burning & 1 propane fireplace and 1 wood stove

**Type of Floors:** wood and tile

**Windows:** double panel, 7 sets of french doors

**Exterior:** cedar

**Driveway:** CT pea stone with gated entry

**Roof:** asphalt & cedar on screened porch

**Heat:** Hot water oil

**Oil Tank(s):** in basement

**Air-Conditioning:** split units

**Hot water:** off furnace, new water heater 2024

**Sewer:** septic

**Water:** well

**Generator:** yes

**Appliances:** refrigerator, dishwasher, range, hood, microwave, washer, dryer

**Exclusions:** sconces in screened porch

**Taxes:** \$ 8,898.00 **Date:** 2023

*Taxes change; please verify current taxes.*

**Listing Type:** Exclusive

# ELYSE HARNEY REAL ESTATE

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