

# \$2,995,000 - 1421 State Route 9h, Ghent

MLS® #135439

## \$2,995,000

3 Bedroom, 3.00 Bathroom, 2,680 sqft  
Residential on 80 Acres

N/A, Ghent, NY

Now offering the quintessential Hudson Valley farm & apple orchard destination! Sweeping views of the Catskill Mountains & Berkshires, perfect setting for your new life and business! What is your vision? Farmstand craft brewery, winery or distillery? Farm-to-table restaurant? Wedding or event space? Boutique family business, farm, orchard or agrotourism? Hops or hemp farm? Currently a working 80-acre farm open year round growing blackberries, blueberries, cherries, gooseberries, peaches, plums and apricots, as well as raspberries & strawberries. Capitalize on 7-thousand cars driving by each day. New 9,000 SF modern farm stand: 4,500 SF retail space (store & displays, kitchen, bakery & cafe) and 4,500 SF warehouse (cold storage, walk-in cooler, office, etc.). Thousands of newly-planted fruit trees in U-pick orchards. Petting zoo, 2 ponds, new fencing. Just over 2 hrs from NYC. 15 min. from Hudson & Chatham, 45 min. from Rhinebeck. Bring your architect! (Many photos by Alon Koppel.)

Built in 1870

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | 135439      |
| Price      | \$2,995,000 |
| Bedrooms   | 3           |
| Bathrooms  | 3.00        |
| Full Baths | 3           |



|                |                     |
|----------------|---------------------|
| Square Footage | 2,680               |
| Acres          | 79.64               |
| Year Built     | 1870                |
| Type           | Residential         |
| Sub-Type       | Residential         |
| Style          | 2 Stories, Colonial |
| Status         | Active              |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 1421 State Route 9h |
| Area        | Ghent               |
| Subdivision | N/A                 |
| City        | Ghent               |
| County      | Columbia            |
| State       | NY                  |
| Zip Code    | 12075-3420          |

### **Amenities**

|              |   |
|--------------|---|
| # of Garages | 4   |
| Garages      | Barn  |
| View         | Berkshire, Country, Catskills, Farmland, Hilltop, Local, Pond, Parklike, Pastoral, Seasonal |

### **Interior**

|                 |  |
|-----------------|--|
| Appliances      | Clothes Dryer, Refrigerator, Stove, Clothes Washer |
| Heating         | Forced, Hot Water, Radiator                        |
| Has Basement    | Yes  |
| Basement        | Dirt, Full, Unfinished, Walkout                    |
| Fireplace       | Yes  |
| # of Fireplaces | 2  |
| Fireplaces      | Bedroom, Living Room                               |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Wood  |
| Windows      | Other |
| Roof         | Metal |
| Construction | Stone |
| Foundation   | Stone |

### **School Information**

District Ichabod Crane

### **Additional Information**

Date Listed November 23rd, 2020

Days on Market 97

### **Listing Details**

Listing Courtesy of Houlihan Lawrence, Inc. - Millbrook

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