

\$699,000 - 266 Bragg Hollow Spur, Halcottsville

MLS® #20182628

\$699,000

4 Bedroom, 2.50 Bathroom, 2,619 sqft
Residential on 9 Acres

N/A, Halcottsville, NY

REACH OUT AND TOUCH THE CLOUDS from this STUNNING CONTEMPORARY reimagining of an 1850 CATSKILL FARMHOUSE. Enjoy TOTAL PRIVACY in a SECLUDED SETTING with PANORAMIC MOUNTAIN VIEWS surrounded by OVER 100 ACRES of FOREVER WILD city-owned land. Listen to the STREAM from your front terrace and DELIGHT with a turn on your own SLEDDING HILL in the winter time. THE HIGH-STYLE MINIMALIST AESTHETIC is the perfect context for life beautifully lead, with COUNTRY PLEASURES ALL AROUND and of course those ENDLESS VIEWS. House is finished with SHINNOKI WHITE OAK FLOORING THROUGHOUT. There are BLUESTONE FLOORS in the entrance and you can warm by STACKED STONE fireplace in the Living Room. The STRIKING KITCHEN features CUSTOM CABINETS, VAULTED CEILINGS and SUB ZERO and MIELE appliances. A LIVING LEVEL MASTER SUITE includes WALLS OF GLASS, VAULTED CEILINGS, WALK-IN SHOWER and PRIVATE DECK. Bathrooms feature CUSTOM MAPLE CABINETRY; HEATH CERAMIC TILES, BOFFI FIXTURES, and KOHLER sinks. CLEAR PINE tilt and turn windows by Zola were imported from Germany and used throughout. NEW SEPTIC for house and barn has CAPACITY for 25 PEOPLE. ABUNDANT GARDENS are planted in NEW AMERICAN STYLE in the manner of Piet Oudolf to best harmonize with the



surroundings and provide the perfect habitat for birds and other wildlife. PICK APPLES AND PEARS from the trees and turn them into cider just down the street; WATCH THE MIST in the valley below; TAP YOUR OWN MAPLE TREES for homegrown syrup. A SPRING FED SWIMMING POND reflects the vistas and cools you on a hot summer day. while the STURDY BARN is ready for your best ideas: GUEST QUARTERS? STUDIO? WORKSHOP? All systems and structures in the house were new in 2015. Property is about 2 1/2 hours from the GWB in the beautiful Catskills. Close to all area attractions: FARMERS MARKET AT THE ROUND BARN is 5 minutes away, So is ELLA'S MERCANTILE for LOCAL meat, coffee, and dairy. Property is 20 minutes from PLATTEKILL and BELLEAYRE ski resorts, near the area's BEST RESTAURANTS and the resurgent villages of Margaretville and Roxbury.

Built in 1850

Essential Information

MLS® #	20182628
Price	\$699,000
Sold Date	2019-11-30
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,619
Acres	9.00
Year Built	1850
Type	Residential
Sub-Type	Single Family
Style	CONTEMPO, FARM HOUSE
Status	PENDING

Community Information

Address 266 Bragg Hollow Spur
Area OOC - DELAWARE
Subdivision N/A
City Halcottsville
County Delaware County
State NY
Zip Code 12438

Amenities

Amenities CLUB HOUSE
Parking BARN
of Garages 4
Garages Other-See Remarks
View PANORAMIC

Interior

Interior Features STORM WINDOWS, 9 FT. CEILINGS, FRENCH DOORS
Appliances DISHWASHER, DRYER, MICROWAVE, RANGE-BUILT IN,
REFRIGERATOR, WASHER
Heating BASEBOARD, RADIANT
Cooling CENTRAL
Fireplace Yes
Fireplaces STONE

Exterior

Exterior Features LANDSCAPED
Lot Description LANDSCAPED, POND
Roof METAL

School Information

District Roxbury Central Schools

Additional Information

Zoning Residential

Listing Details

Listing Agent Meade Camp
Listing Office The Catskill Dream Team



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