

# \$695,000 - 102 Van Tuyl Road, Barryville

MLS® #20190912

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## \$695,000

3 Bedroom, 3.50 Bathroom, 3,920 sqft  
Residential on 12 Acres

N/A, Barryville, NY

Utterly private, sitting serenely on a bluff on 12 acres of lovely, rolling land, this stunning Contemporary Post-and-Beam custom-designed home commands unparalleled mountain views. Hidden away at the end of a long driveway, it offers both drama and comfort as a weekend retreat or a full-time home. And there are good reasons for its nickname, Camp Dramatica.

Constructed with meticulous attention to detail, its brilliantly conceived custom features are showcased by the soaring, angled ceilings and walls of windows infusing ever-changing light into the home and bringing a unique quality to the interior. With the views a constant soothing presence on both levels, fine touches like the elegant steel-and-wood suspended staircases and the lofted gallery overlooking the living area accentuate the flow and sense of space. The spectacular 3-chef kitchen with its Birch cabinets, granite counters, walnut-inlaid butcher block and zinc sheeting is both gorgeous, entirely functional and absolutely made for entertainment as is the Rock & Roll room a fabulous entertainment/media room on the lower level with built-in cabinetry and surround sound system. Two magnificent masonry wood-burning fireplaces, an elegant powder room and first floor master suite add to the attractiveness and functionality of the home. Intriguing and unique, it sparkles with unusual surfaces from polished concrete and slate to flag-stone, tile and natural stone. Outside, the



view dominates, compelling and beautiful in every season; the pond glitters and the soft rushing of the river in the distance imparts a peaceful backdrop to daily life. Rest and relax on the outside porch, two decks or flagstone patio; dine al fresco, walk in the woods or walk down to the River to swim, hike or fish. This is a perfect retreat, a wonderful spot to escape to at the end of a long day.

Built in 2003

### **Essential Information**

MLS® #	20190912
Price	\$695,000
Sold Price	\$650,000
Sold Date	2019-10-28
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,920
Acres	12.06
Year Built	2003
Type	Residential
Sub-Type	Single Family
Style	CONTEMPO
Status	SOLD

### **Community Information**

Address	102 Van Tuyl Road
Area	OOC - SULLIVAN
Subdivision	N/A
City	Barryville
State	NY
Zip Code	12719

### **Amenities**

Features	BAR-WET
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Parking DRIVEWAY  
Garages None  
View MOUNTAIN, PANORAMIC

### **Interior**

Interior Features WALK IN CLOSETS, MASTER BATH, FRENCH DOORS, SMOKE DETECTOR, CARBON MONOXIDE DETECTOR  
Appliances LOW FLOW FIXTURES, ENERGY STAR APPLIANCES, DISHWASHER, DRYER, JENNAIRE TYPE, MICROWAVE, OVEN-BUILT IN, RANGE HOOD, REFRIGERATOR, WASHER  
Heating ZONED, RADIANT  
Cooling WINDOW UNIT  
Fireplace Yes  
Fireplaces WOOD, STONE

### **Exterior**

Exterior Features PAVED WALKWAY  
Lot Description EASEMENT, POND, PRIVATE, SECLUDED, SLOPE-GENTLY  
Construction POST AND BEAM

### **School Information**

District Eldred Central Schools

### **Additional Information**

Zoning HD

### **Listing Details**

Listing Agent Beryl Veasey Oles  
Listing Office Global Property Systems



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