



Canopy House

For Sale by Anatole House.



122 Alary Rd Lagrangeville, NY 12540



Introducing Canopy House.

Situated on three acres and surrounded by mature trees this updated home stands out. The interiors are fresh and modern, and fit into the midcentury aesthetic. Although situated in a neighborhood this house feels remote, a private retreat from city life. Just 70 miles from New York City.

The Property

Property

Year built: 1980

Beds: 3

Baths: 3

Sq ft: 1,827

Acres: 3

Road: Public

SBL: 6659-0-3

Top Amentities

- Pool
- Remodeled bathrooms, updated interiors
- 3 private wooded acres
- Wood burning fireplace
- Front and rear deck, and balconies
- Walk-out basement & garage

Taxes

- County/Township: \$1,774
- School: \$9,337

Connectivity

- Internet: Spectrum
- Cell service: Good



The House

The dark exterior contrasts nicely with the surrounding green forest. The grounds contain a firepit, shed, and multiple decks as well as an entertainment area for children to enjoy.

The main entrance leads you to a large updated kitchen. The open dining/living room features an expansive stone fireplace and vaulted ceilings. The extra wide door/window system leads out to the pool surrounded by a new deck.

One bedroom and a renovated bath are situated off the main room. Two additional bedrooms and a bath are on the second floor.

The walkout basement features a media room and a bonus room with ensuite. The garage entrance is also through the basement.

The newly painted decks and balconies allow you to spend as much time as necessary outdoors.



House Details

Utilities

- Electric Provider: NYSEG
- Heat: Hot water baseboard, fireplace
- Fuel: Electric (NYSEG), Oil
- Cooling: Window units
- Water heater: Furnace
- Septic: Pumped December 2024
- Water: Drilled well (by driveway)
- Roof: age unknown

Appliances

- Electric Stove/Oven
- Refrigerator
- Dishwasher
- Washer/Dryer

House Furniture/Contents

Furniture to remain with house (except art, personal items, Eames Chair and Green Rug)

Road

Town maintained



Year built 1980 **Square footage** 1,827





Additional Info

Improvements

- Bathroom remodels (2023)
- Hardwood floors installation (2022)
- Pool installation (2024)
- Painted inside/outside (2022)
- New back deck (2024)
- New Oil tank (2024)
- Basement remodel (2023)
- New appliances (2022)

Driveway

Paved private driveway

Short-term rentals

No STR restrictions, buyers to confirm all permitted uses and short-term rental restrictions.

Security cameras

3 interior cameras with recording devices



The Grounds

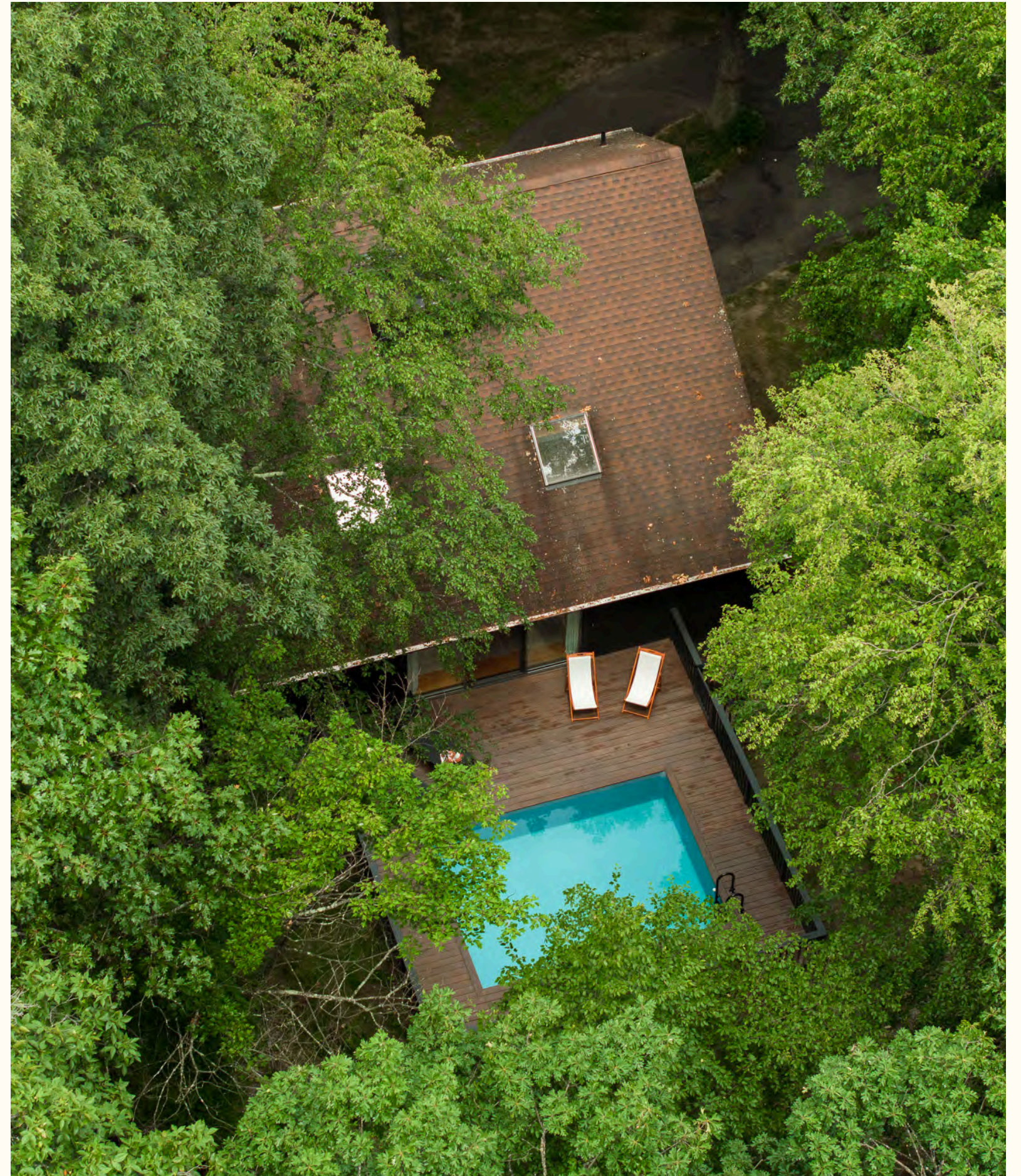
The three acre lot features numerous mature trees. Flat portion of yard currently used for playground, trampoline, and fire pit with plenty of room to add. Situated at the end of a dead-end road with a drop in elevation gives the sense of complete privacy.





The Location

Lagrangeville is a hamlet in Dutchess County known for scenic landscape and quiet neighborhoods. Minutes to the Taconic State Parkway. There are multiple golf courses in the area, as well as breweries, state parks and orchards/farms.



Soak up the sun while relaxing poolside on the wrap around deck



Private Showings

By appointment only, use ShowingTime, or email:

paul@anatolehouse.com

