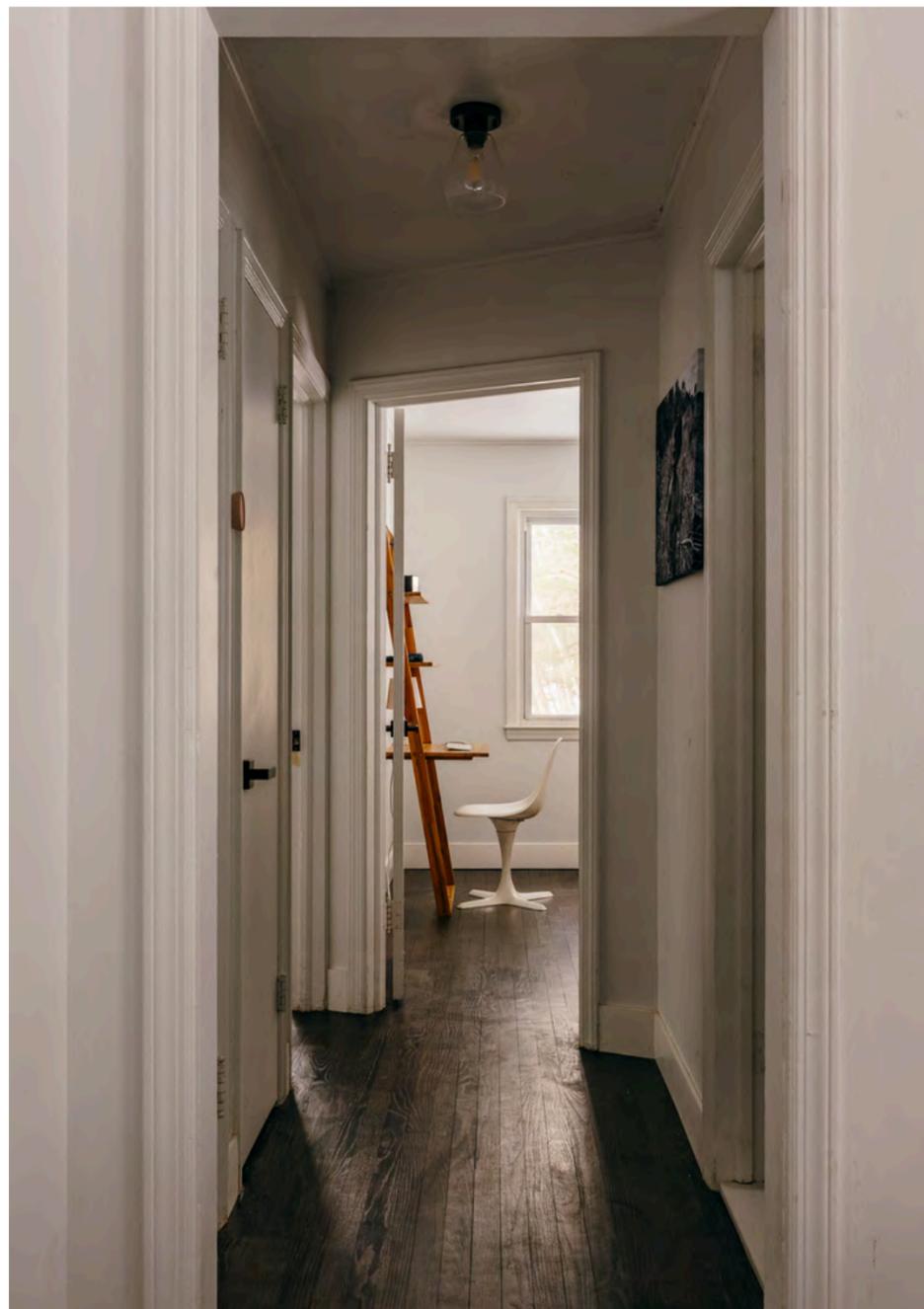


SLATE HILL

354 SLATE QUARRY RD, RHINEBECK, NY 12572

FOR SALE BY ARLENA ARMSTRONG-PETOCK
ANATOLE HOUSE





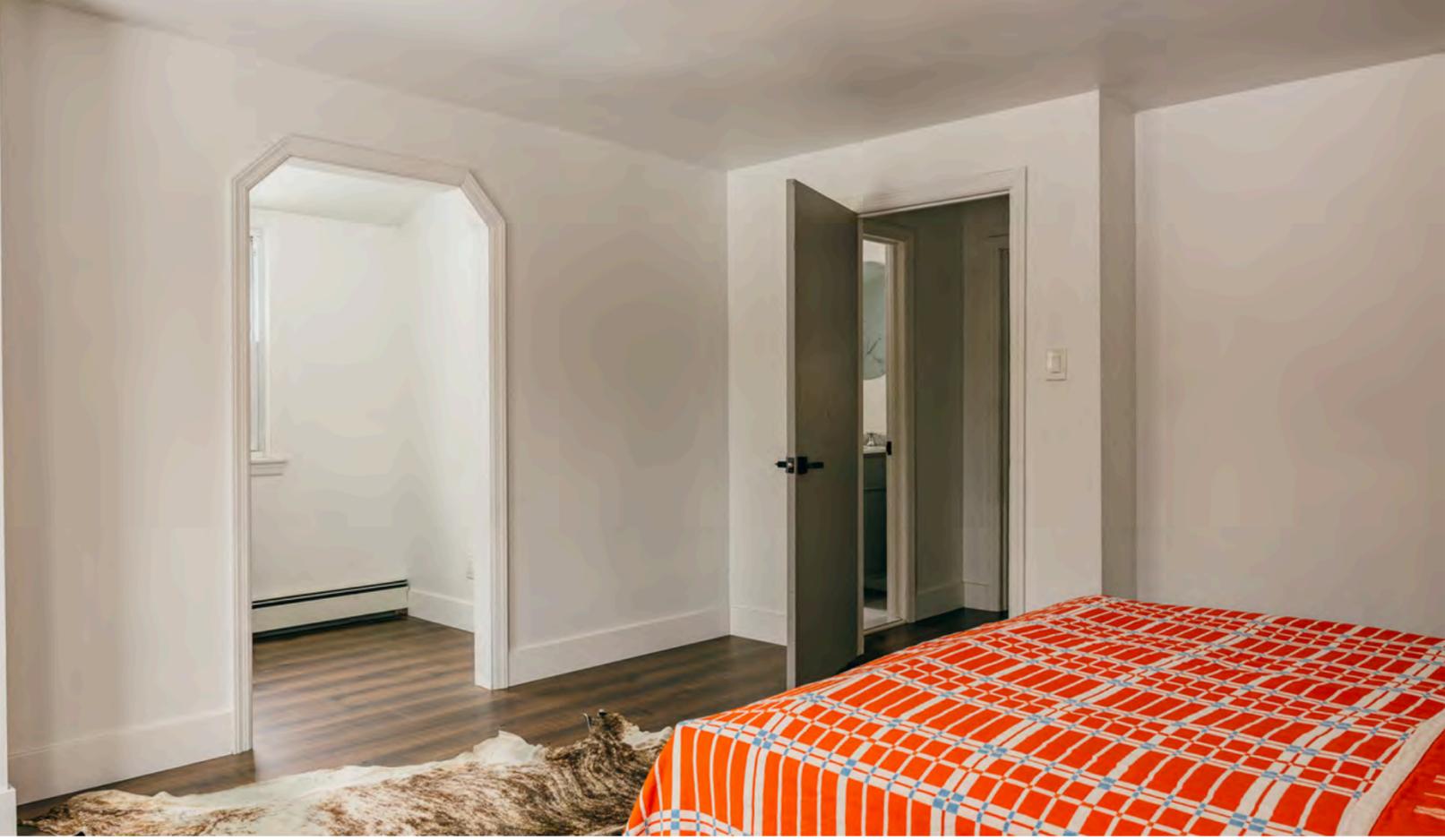
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Introducing Slate Hill.

This spacious Cape in Rhinebeck gets the fundamentals exactly right. Renovated kitchen and two updated full baths check the practical boxes, while generous room sizes, excellent light, and a properly cozy living room keep things feeling warm and livable. It's classic in the best way, with just enough thoughtful updating to feel current without losing its charm.





STEP INSIDE

The main floor unfolds with an easy, intuitive layout. The living room is anchored by a fireplace with a pellet stove insert that throws real heat and an impressively large flame, equal parts function and atmosphere. Built-ins frame the fireplace, offering storage and character without trying too hard. The kitchen has been renovated and opens nicely to the dining area, making it a space that works for both everyday meals and slightly more ambitious hosting. Two large first-floor bedrooms and a full bath round out the level, all with oversized windows that pull in light throughout the day.

Upstairs, the scale continues. The bedrooms are genuinely large, including a primary that feels more like a retreat than an afterthought, with room to stretch out and breathe. A second full bath serves the upper level, and dormer windows bring in even more natural light, keeping the whole floor bright and comfortable rather than tucked away.

Recent upgrades include a brand new furnace in 2025, a new roof in 2023, fresh paint throughout, a smart Nest thermostat, and updated hardware across the home.



THE GROUNDS

Outside, the home sits on three acres, offering privacy without isolation. There's plenty of room to garden, wander, or simply enjoy the quiet, with space that feels flexible rather than overwhelming. It's the kind of land that invites gradual ideas rather than immediate projects. A detached two-car garage adds practical storage and workspace, without crowding the landscape.

THE LOCATION / RHINEBECK, NY

Rhinebeck itself needs little introduction. Grab coffee or a meal in the village, stock up on produce at the Rhinebeck Farmer's Market, and settle in for a beer at Slow Fox Farm Brewery. Lunch at Bread Alone or Le Petit Bistro, or dinner at Little Goat, Cinnamon, or Terrapin Restaurant never disappoints. When you want fresh air, the trails and river views at Poets' Walk Park are minutes away. It's all close, easy, and exactly why Rhinebeck continues to hold its ground.





Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.

MORE INFO

AT A GLANCE

- Year Built: 1940
- Bed/Bath: 4 BR / 2 BA
(town record states 1 bath)
- Sqft: 1,680
(floor plan reads ~2,300)
- Acres: 3
- SBL: 6369-00-393715
- Road: Public
- Siding: Metal
- Roof: Shingle, 2023

TOP AMENITIES

- Renovated
- New boiler
- New roof
- Dramatic fireplace
- 2 car garage

UTILITIES

- Electric: Central Hudson, \$120/mo
- Heat: Hot water baseboard, oil, \$1,000/year
- Cooling: None
- Sewer: Septic
- Water: Drilled well
- Fuel: Oil + Propane for range

MAINTENANCE AND DRIVEWAY/PARKING

- Waste service: \$45/mo private pickup
- Mowing: John Deere Zero Turn mower for sale for \$3,600
- Plowing: Self shoveled. Estimated \$60/plow
- Paved driveway + Detached two car garage.

APPLIANCES

- Washer
- Dryer
- Fridge
- Dishwasher
- Oven/range
- Microwave

TAX INFO

- Town: \$2,034
- School: \$4,340

AUDIO RECORDING DEVICE

None

CONNECTIVITY

- Cell Service: Poor
- Internet Provider: Fiber, Optimum

FURNITURE + CONTENTS

Some items are available for sale. Please inquire.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.





ARLENA ARMSTRONG-PETOCK

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