

ridge view

261 BLACKHEAD MOUNTAIN ROAD, ROUND TOP, NY 12437

FOR SALE BY KAYLA MCNAMARA
ANATOLE HOUSE





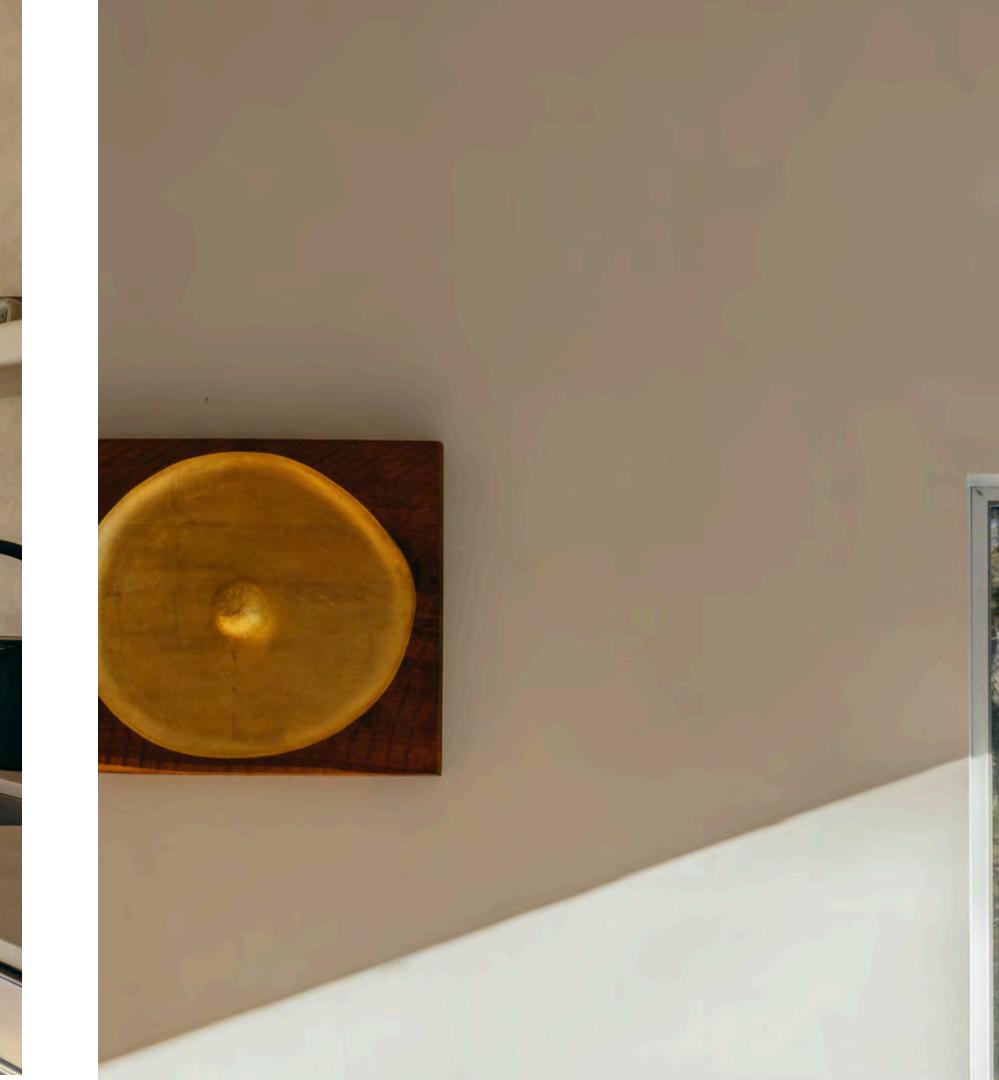
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Ridgeview offers a rare sense of seclusion paired with a refined, design-forward approach to living in nature.

Originally built and intended as an artist residency, this home was conceived as a private creative retreat and immersive spa experience. Set within 2.2 acres of forested privacy, framed by mountain views, and accompanied by the sound of a creek below.





STEP INSIDE

The house is positioned to capture sunrise and daylight throughout the day, with glass walls, cathedral ceilings, and skylights filling the interiors with natural light. Sleek, seamless lines define the architecture, while custom wide-plank white oak floors and bespoke millwork bring warmth and intention to every space. Indoor and outdoor living flow naturally together, reinforcing the home's original purpose as a place for focus, restoration, and creative work.

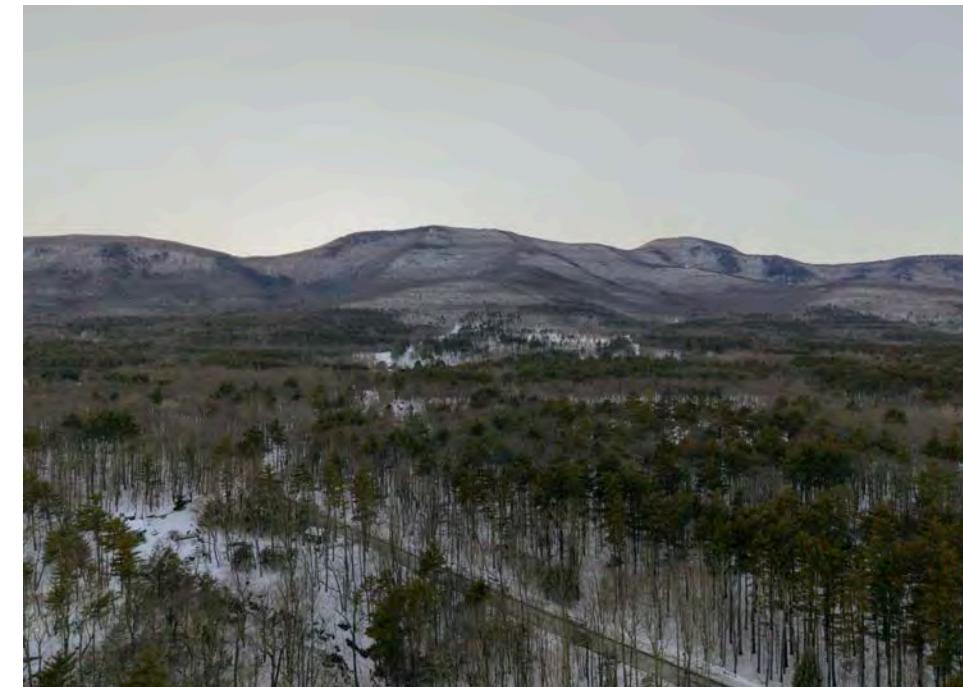
The kitchen is both functional and considered, featuring a built-in Wolf gas range and oven, a statement island, and custom cabinetry, complemented by a new Bosch dishwasher and premium appliances, including a stackable Samsung washer and dryer and an instant water heater.

Configured as a two-bedroom home plus a versatile loft, the layout allows for a third bedroom or flexible workspace. Bathrooms, including the skylit primary suite, are finished with Antonio Lupi fixtures, offering a restrained, spa-like sensibility. A RAIS wood-burning stove, plaster walls, metal roof, and whole-home water filtration system further support comfort throughout the seasons.



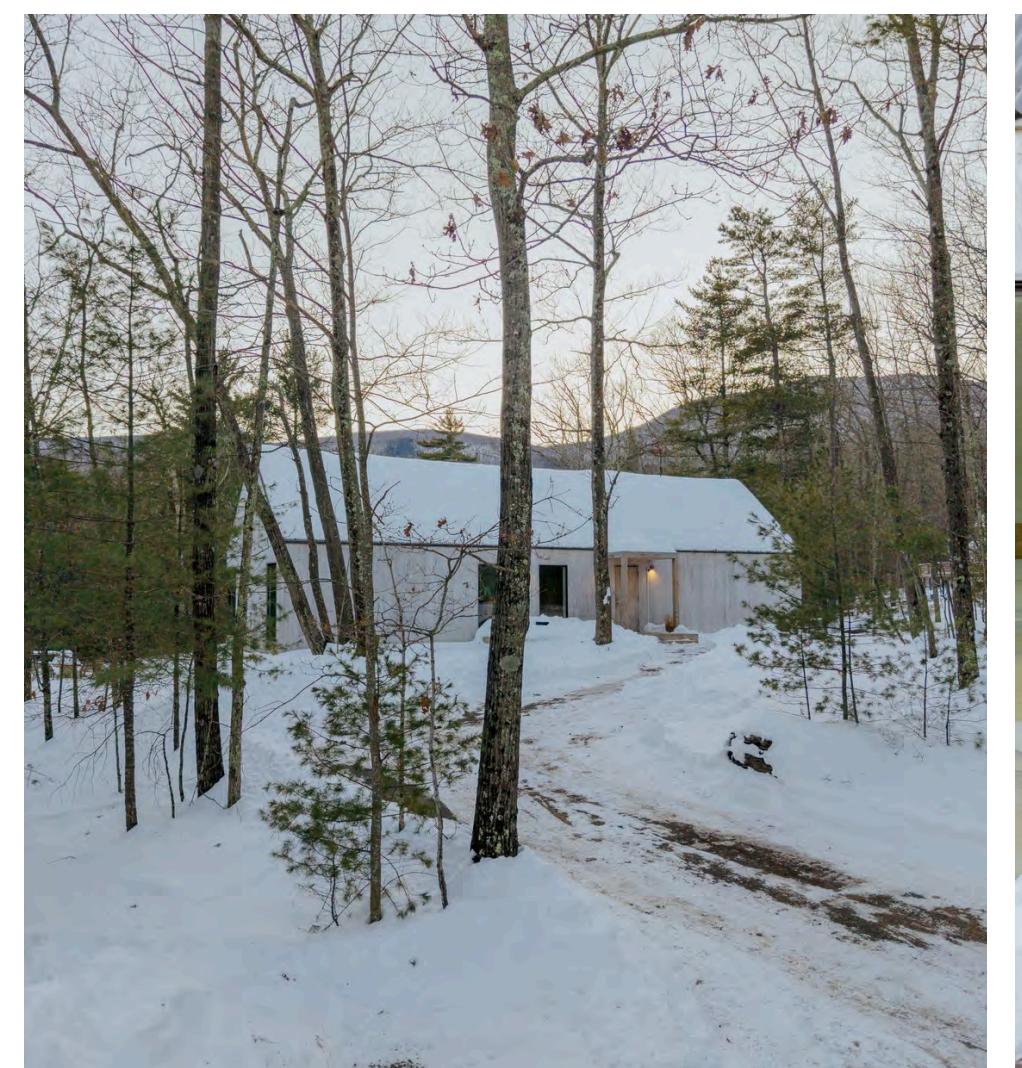
THE GROUNDS

Outdoors, Ridgeview reads as an artist spa escape. Forest bathing paths, a wood-fired hot tub, outdoor sauna, and outdoor shower create a restorative environment for year-round enjoyment. The outdoor kitchen is anchored by a Parilla grill designed for live-fire cooking, well suited for slow grilling, open-flame meals, and gathering around food. Adjacent prep and dining areas allow for seamless outdoor entertaining, while a built-in fire pit offers a natural place to linger under the stars. The wraparound deck provides uninterrupted views and the steady presence of the creek below.



THE LOCATION / ROUND TOP, NY

Located 30 minutes from Woodstock, Hudson, and Hunter, with easy access to Saugerties, Catskill, Athens, and Kingston, and under two hours from the George Washington Bridge, Ridgeview offers a private, luxurious experience of nature with strong ties to the cultural life of the Hudson Valley.





MORE INFO

AT A GLANCE

- Year Built: 2018
- Bed/Bath: 2/2
- Sqft: 1,533
- Acres: 2.2
- SBL: 117.00-5-68
- Driveway: Gravel
- Siding: Wood
- Roof: Metal

TOP AMENITIES

- RAIS Wood burning stove
- Outdoor spa, including sauna and wood burning hot tub
- Outdoor Kitchen with built in fire pit and Parilla grill
- Outdoor shower
- Wrapparound deck
- Oversize picture windows and skylights
- High-end appliances & fixtures including Wolf gas range, Antonio Lupi bathroom fixtures

UTILITIES

- Electric: ~\$50/month on low end - ~\$250/month on higher end
- Heat: Dual system, electric & propane
- Water heater: Propane Water Heater
- Sewer: Septic, 2018
- Water: Well. Brand new whole house water filtration system
- Fuel: Propane (~\$200/yr)

AUDIO RECORDING DEVICE

There are security cameras on the premises

APPLIANCES

- Wolf Range & built-in oven
- Bosch Dishwasher
- Built-in refrigerator/freezer
- Samsung stackable Washer/Dryer

TAX INFO

- Town Tax: \$6,398.61
- School Tax: \$9,219.10

CONNECTIVITY

- Cell Service: Good
- Internet Provider: Spectrum

FURNITURE + CONTENTS

Furniture not included in sale

SHORT TERM RENTAL

Property was used as an STR but buyer to confirm current STR regulations.

FLOOD ZONE

Not located in an active flood zone

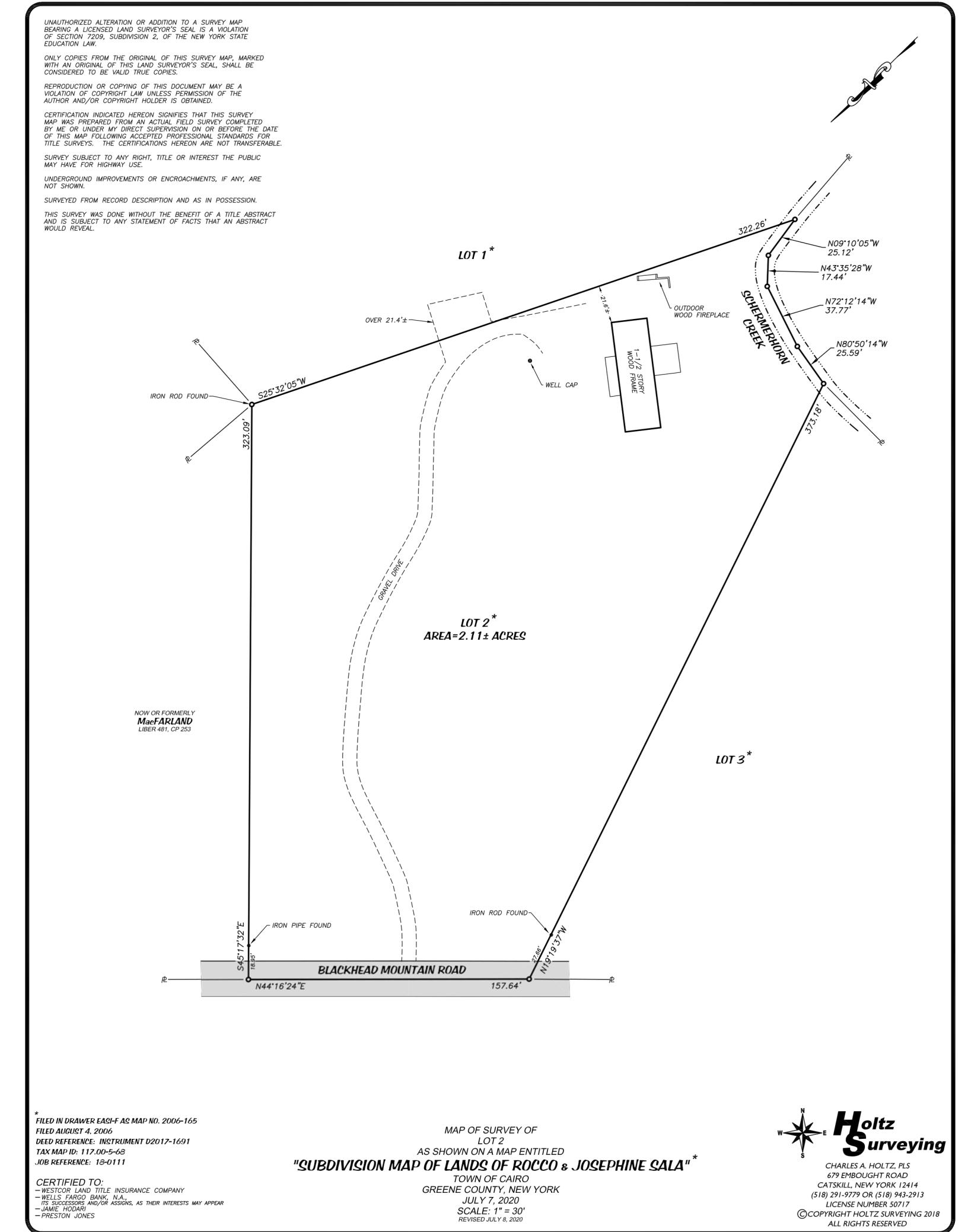


ARTIST RESIDENCY / COLIN MOORE BRADLEY

Born in Newton, New Jersey in 1982, Colin Moore Bradley is a self-taught sculptor whose work is inspired by the natural properties of the materials he creates with. His process often considers the interplay between forms found in nature and our human, sentimental interpretation of them. Motivated by a deep respect for the inherent features of wood, stone, and more, his abstract pieces employ direct carving and adherence to a modernist, truth to materials philosophy. His art has been displayed throughout New York City and the Hudson Valley, where he continues his life-long work as a carpenter and woodworker.

OPEN HOUSE / ART OPENING

In keeping with the home's artist residency origins, local artist Colin Moore Bradley will present 17 sculptural works on display during the listing period. The open house will double as an art opening, offering an opportunity to experience the home alongside a curated collection of contemporary work. Join us Sunday, February 15th from 3-6pm, for this special event.





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