

# OHAYO MOUNTAIN

760 OHAYO MOUNTAIN RD, GLENFORD, NY 12433

FOR SALE BY ARLENA ARMSTRONG-PETOCK  
ANATOLE HOUSE





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## Introducing Ohayo Mountain.

Six minutes from Woodstock and a world away from the typical upstate house, this new-construction courtyard home on 2.22 wooded acres in Glenford was designed by Amin Tadj Studio to near-Passive House standards. The kind of architectural home your architect wishes they lived in. Clad in thermally modified Finnish Lunawood (no chemical finish required, no maintenance spiral to look forward to), it runs on a fully all-electric, PV-ready infrastructure with European triple pane windows and a two-zone energy recovery ventilation system. New construction, yes, but nothing about it reads sterile.





## STEP INSIDE

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The entire main floor is anchored around a central outdoor court, the organizing idea of the whole house. Three distinct wings wrap this interior gathering space, connected by a living and dining area with polished concrete floors, completed with a high-performance Stuv wood burner capable of generating 120,000 BTU. Nearly everything here is custom: the exposed cross-laminated timber rafters were produced in New York and engineered to match the home's distinctive roofline, down to individually custom-fabricated joist hangers for every unique angle. Full-height doors open directly to the court, where a rock garden, stone stairs, and fresh plantings make the transition to the surrounding deck genuinely inviting. The kitchen cabinetry is custom from Reform CPH, and the bedrooms carry white oak hardwood floors sourced from Belgium. Bathrooms are finished with tiles from Japan and solid oak vanities designed in France, with heated radiant floors that can be controlled via wifi. The primary bedroom, with its own bathroom and dedicated closet, occupies one wing entirely, private and quiet, with direct court access. Two additional bedrooms, including a guest suite, round out the main level.

Partially below grade, a media and guest room offers a genuinely flexible fourth space: overflow guests, a proper home office, a screening room. An EV charging ready garage rounds out the lower level, accessible from the exterior.



## THE GROUNDS

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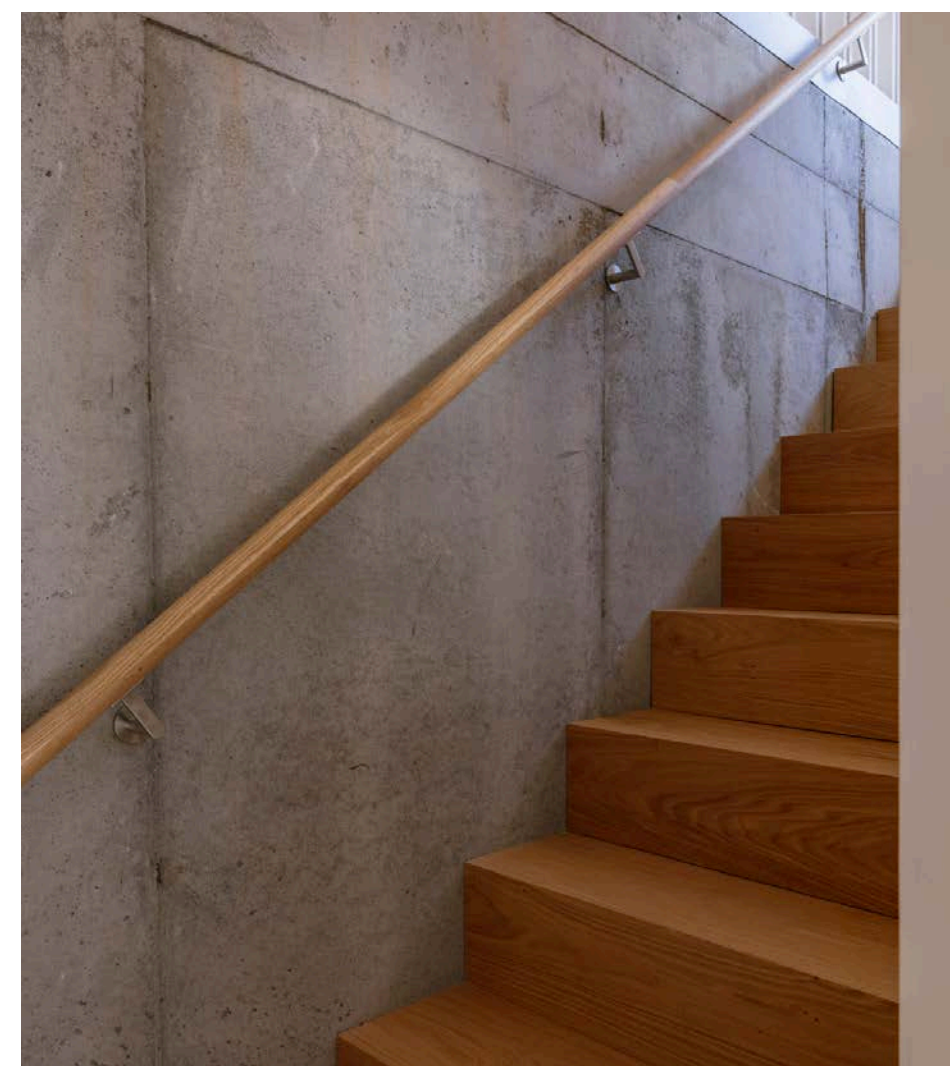
The 2.22 acres slope gently north to south, with a small creek along the west end. A pool set in stone work, and with angled entry stairs, completes the outdoor space and gives the property a seriousness that most new builds don't bother with. Stone and gravel walkways are already in place, so the outdoor living is usable from day one. The well shaped parcel gives you real privacy without tipping into remoteness.

## THE LOCATION / GLENFORD, NY

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Woodstock is six minutes away and earns its reputation. Silvia continues to be the dinner reservation worth planning ahead for, and Woodstock Brewing handles the low-key pint after a day out. The Saturday farmers market on the village green is a legitimate reason to get out of bed, with local produce and vendors that change with the seasons. Overlook Mountain's trailhead is practically in the village, a steady climb through hardwood forest to views worth every step. The Ashokan Rail Trail is 15 minutes away for flatter, reservoir-hugging walking and cycling. And the whole thing sits just two hours from New York City, for those keeping score.







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

## MORE INFO

### AT A GLANCE

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- Year Built: 2026
- Bed/Bath: 3 BR / 2.5 BA
- Sqft: 2,462
- Acres: 2.22
- SBL: 37.2-5-34
- Road: Publicly maintained
- Siding: Thermally modified Lunawood, Finland
- Roof: Metal, 2026

### TOP AMENITIES

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- Architect design and build with sustainable finishes
- Woodstove fireplace
- Heated 18x38 pool + dramatic landscaping
- Deck + patio with stacking sliding glass door
- All new roof, utilities, windows, appliances, etc
- Attached garage

### UTILITIES

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- Electric: Central Hudson
- Heat: Central heat pump, electric 2026
- Cooling: Central heat pump, electric 2026
- Sewer: Septic, 1250gal concrete 2026
- Water: Drilled well, 2026
- Water heater: Heat pump, 60gal electric 2026
- Fuel: None

### AUDIO RECORDING DEVICE

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Security cameras on the premises.

### APPLIANCES

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- Fridge, Fisher & Paykel
- Double Oven, Meile
- Range, Futuro with integrated hood
- Dishwasher, Bosch
- Washer, GE Profile
- Dryer, GE Profile
- Woodstove, Stuv

### DRIVEWAY/YARD

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Private, gravel.

### TAX INFO *Based on current land assessment*

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- Town Tax: \$172
- School Tax: \$270

### CONNECTIVITY

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- Cell Service: Good
- Internet Provider: Spectrum Cable, excellent

### FURNITURE + CONTENTS

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Some items are available for sale. Please inquire.

### SHORT TERM RENTAL

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Buyer to confirm allowable uses.

### FLOOD ZONE

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Not located in an active flood zone.



## AVAILABLE ITEMS / AMIN TADJ STUDIO

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Available Items, a modern design shop and gallery in Tivoli NY, has partnered with Amin Tadj Studio, the architect and designer behind the Ohayo Mountain house itself, to present 21 works marrying the unconventional architectural build with the handmade items inside as one experience.

“In a new partnership that exemplifies the collaborative spirit of the Hudson Valley, Available Items and Amin Tadj Studio conceived of Sense of Place as a platform to foster community and explore the dialogue between contemporary design and the natural landscape. Showcasing the region’s flourishing contemporary art and design scene, expressive works by over 21 independent studios will be featured throughout the house and property, encouraging visitors to immerse themselves in the site while engaging with each piece individually and in relationship to the whole. The works are bound together by an indelible mark of the hand, a playful sense of craft, and an inversion of traditional materials and forms.

Featured artists and designers include: Aaron Getman Pickering, Amin Tadj, Bob Bechtol, flowerpsycho, FN Furniture, Francesca DiMattio, Jackrabbit Studio, Jake Coan, Jesse Groom, Joshua Vogel, Kat Howard, Katie Stout, Kieran Kinsella, LikeMindedObjects, Loose Parts, Michael McGrath, Mr. Liz Hopkins, Office of Tangible Space, Ori Carlin, Swell Studio, and Tristan Fitch.”



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