

# TIMBER HOUSE

157 MALLORY ROAD VERBANK, NY 12581

FOR SALE BY KAYLA MCNAMARA  
ANATOLE HOUSE





Contents

- 03 The Story
- 05 Step Inside
- 06 The Grounds & Location
- 08 More Info
- 09 Survey/Map/Etc.



Set just under 17 private acres in the heart of the Hudson Valley, Timber House is a contemporary post-and-beam log home defined by expansive, light-filled interiors.

Positioned in a pastoral landscape, the property combines privacy, and sweeping natural surroundings. The village of Millbrook is just 12 minutes away, offering easy access to dining, shops, and local amenities.





## STEP INSIDE

---

The main level is centered around an open-concept kitchen, dining, and living area designed for both everyday living and effortless entertaining. The beautifully updated kitchen features a Bertazzoni range, modern fixtures, and clean, functional finishes. Large picture windows bring in consistent natural light, while a fireplace anchors the living space. Two bedrooms and a full bath complete this level.

Upstairs, the primary suite is set apart for privacy and includes an en suite bath. An open walkway connects to an additional flexible room, currently staged as a nursery, ideal for a home office, studio, or guest space. Whitewashed wood interiors enhance the home's warmth and character, while built-in areas under the eaves provide smart, usable storage.



## THE GROUNDS

---

Set back along a long private drive, the property offers a mix of open fields and wooded acreage. A classic red barn, formerly used for horses and equipped with two stalls, sits beside a fenced pasture currently configured for equestrian use. The barn can continue to serve that purpose or be reimaged as a guest house, pool house, or studio, subject to approvals.

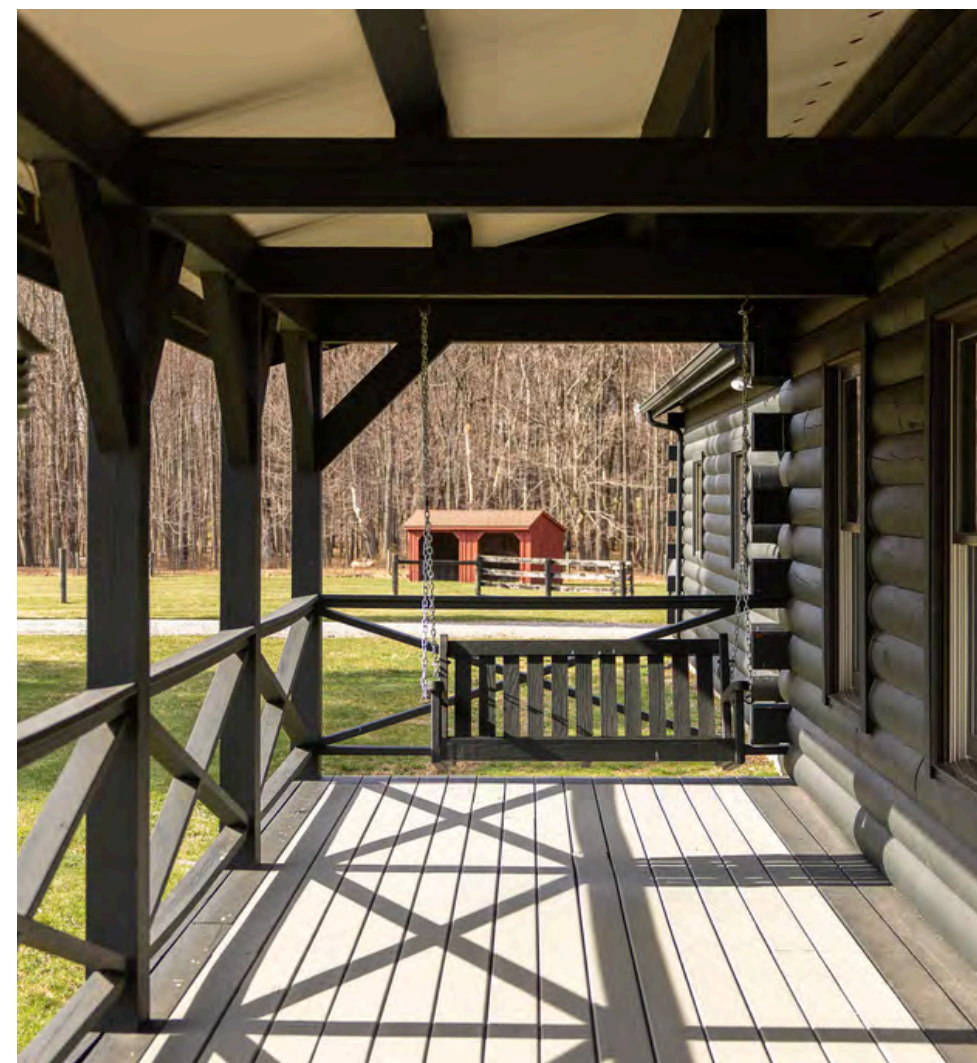
An attached two-car garage and a full unfinished basement offer additional storage and potential for expansion.

## THE LOCATION / VERBANK, NY

---

The home is in pristine, move-in condition, with thoughtful updates throughout and a setting that captures the best of Hudson Valley living. This central Dutchess county location is typically known for rolling farmland and equestrian estates, yet the home is positioned within easy access to the charming towns of the area and remains under 2 hours to NYC.







## MORE INFO

### AT A GLANCE

---

- Year Built: 2000
- Bed/Bath: 3/2
- Sqft: 2094
- Acres: 16.98
- Parcel Number: 135400-6762-00-745809-0000
- Road: Public
- Siding: Log
- Roof: Asphalt shingle

### TOP AMENITIES

---

- Wood burning fireplace
- Partially wooded secluded lot
- XL back deck ideal for outdoor dining, front deck with swing and lounge area
- Big Green Egg (charcoal grill)
- Horse barn
- Fenced in pasture

### UTILITIES

---

- Electric: Central Hudson
- Heat & A/C : Forced Air & Heat Pump
- Solar: Leased
- Sewer: Septic Tank
- Water: Drilled Well
- Fuel: Taylor Oil

### AUDIO RECORDING DEVICE

---

No audio recording, Simplisafe security system

### APPLIANCES

---

- Bertazzoni range
- Panel refrigerator
- Dishwasher
- Washer/Dryer

### TAX INFO

---

- Town Tax: \$1,376.64
- School Tax: \$8,200.33
- Total Taxes: \$9,576.97

### CONNECTIVITY

---

- Cell Service: Excellent
- Internet Provider: Spectrum

### FURNITURE + CONTENTS

---

Available for separate purchase

### SHORT TERM RENTAL

---

Home has been used as an airbnb, buyer to confirm allowable uses.

### DEED RESTRICTIONS

---

The neighbors possess right of first refusal, please inquire for details.

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





**KAYLA MCNAMARA**

Licensed Real Estate Salesperson  
Anatole House / (419) 366-5287

[kayla@anatolehouse.com](mailto:kayla@anatolehouse.com)  
Instagram: @theupstateagents  
[www.anatolehouse.com](http://www.anatolehouse.com)

224 Fair Street Suite 1  
Kingston, NY 12401

19 Conklin Hill Rd  
Livingston Manor, NY 12758