

# PETTY DRIVE

23 PETTY DR, GHENT, NY 12075

FOR SALE BY ARLENA ARMSTRONG-PETOCK  
ANATOLE HOUSE





Contents

- 03 The Story
- 05 Step Inside
- 06 The Grounds & Location
- 08 More Info



## Introducing Petty Drive.

A large, turnkey home on 5.13 open acres in Ghent, with Hudson just ten minutes away and a floor plan that makes life easy. Three bedrooms on the main level, an expansive primary suite upstairs, a finished basement with a fifth bedroom alongside a sizable gym and rec room, plus an attached, insulated three-car garage. Furnishings are available, should you want to skip the moving-in part entirely.





## STEP INSIDE

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The main floor leans practical without going stiff. A generous kitchen with miles of counter space anchors the living area. Three bedrooms sit on this level, useful for guests, kids, a home office, or all of the above. A spacious laundry/mud room takes the brunt of muddy boots and grocery hauls before they reach the rest of the house, and the garage attaches directly, sparing you the winter walk.

The full second floor is given over to the primary suite, and it's expansive in the meaningful sense of the word. An en suite bath handles the morning routine, and a dedicated office space sits within the suite itself, a quietly luxurious arrangement if you're working from home.

In the basement, two distinct spaces are currently set up as a gym and a rec room, alongside another bedroom and full bathroom. A propane fireplace takes the edge off the rec room's concrete floor. The gym-and-bedroom side has walk-out access for guests who need to come and go discreetly.



## THE GROUNDS

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The 5.13 acres are open, useable, and quiet. There's clear room for a pool, plus all the space a garden, fire pit, or future plans could ask for. Two large decks bracket the house, one out front and one off the back, giving you options on where to chase or avoid the afternoon sun. A whole-house backup generator keeps the whole operation running through whatever upstate weather decides to throw around.

## THE LOCATION / GHENT, NY

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Ghent puts you ten minutes from Hudson and squarely inside Columbia County's best stretch of farms, food, art, and trails. Hawthorne Valley Farm sits right in town, with its biodynamic dairy, on-farm store, and a bakery worth the detour alone. Bartlett House, also in Ghent, runs an all-day operation of coffee, bread, and dinner from a restored 19th-century building. Art Omi, a few minutes up the road, has a sprawling sculpture and architecture park open free to the public. Chatham Brewing in nearby Chatham pours a reliable lineup of lagers and IPAs and has been doing it long enough to know what it's doing. For dinner, you've got frankly too many options in Hudson. And for fresh air, the High Falls Conservation Area in nearby Philmont offers a short hike to the tallest waterfall in the county.







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: 2013
- Bed/Bath: 5 BR / 3.5 BA
- Sqft: 3,390
- Acres: 5.13
- SBL: 92.-1-74
- Road: Private
- Siding: Vinyl
- Roof: Shingle

### TOP AMENITIES

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- Private, dead end road
- Backup generator
- Cleared, usable acreage
- Attached 3 car garage, insulated
- Primary suite with en suite bath and flex space
- Finished basement

### UTILITIES

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- Electric: NYSEG, \$400/month
- Heat: Ductless heat pump + electric baseboard
- Cooling: Ductless heat pump + window units
- Sewer: Septic, pumped 2025
- Water: Drilled well
- Water heater: Boiler, propane
- Fuel: Propane, \$400/year

### AUDIO RECORDING DEVICE

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Security cameras on the premises.

### APPLIANCES

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- Fridge
- Oven/Range
- Dishwasher
- Microwave
- Washer
- Dryer
- Fireplace

### DRIVEWAY/YARD

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Private, gravel.

### TAX INFO

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- Town Tax: \$4,784
- School Tax: \$11,330

### CONNECTIVITY

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- Cell Service: Good
- Internet Provider: Starlink, 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.

**ARLENA ARMSTRONG-PETOCK**

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