

# VAN DERBURGH HOUSE

854 MILL ROAD RHINEBECK, NY 12572

FOR SALE BY KAYLA MCNAMARA  
ANATOLE HOUSE





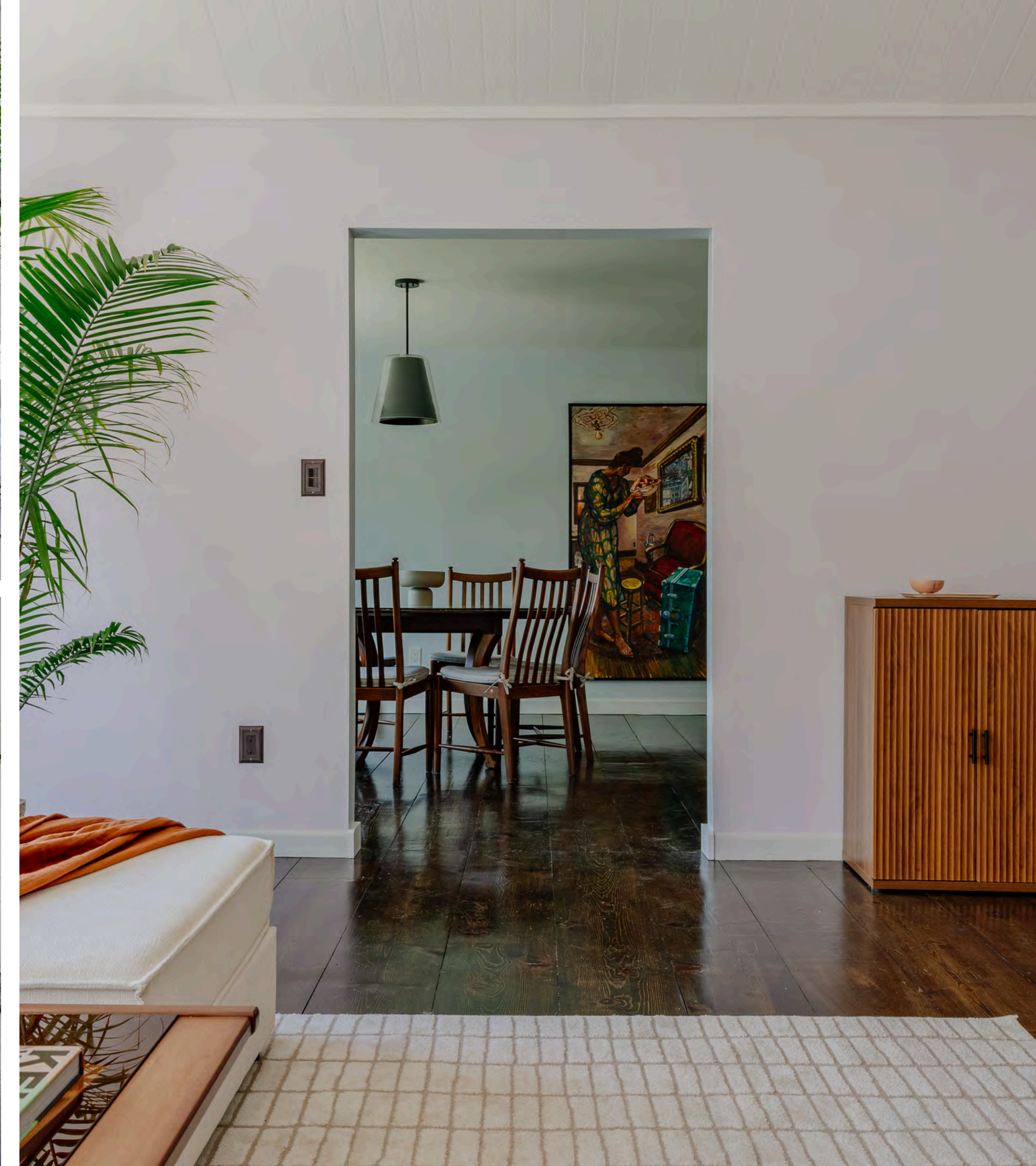
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## Introducing Vanderburgh House

It's not every day you get a chance to own a rare, thoughtfully renovated mid-century home just minutes to the village of Rhinebeck. Houses like this, with original bones intact, a fieldstone chimney anchoring two levels, cathedral ceilings, and a heated pool walking out from the lower level, don't come to market often, and fewer still have been updated with this much care for the original character. Add in nearly 3 wooded acres, a border with a 250-acre equestrian estate, and 8 minutes to the Amtrak, and the case makes itself.





## STEP INSIDE

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Inside, cathedral ceilings with wooden beams rise above wide plank floors. At the center of it all stands a central fieldstone chimney that rises through the full height of the home like a spine. It anchors the rooms around it, and offers a fireplace on each level. Oversized windows line the main living area and pour light into the interior in generous sheets, collapsing the boundary between inside and out in the way that only true mid-century architecture can. A newly renovated open-concept kitchen flows into the dining room, both updated and refined while staying true to the spirit of the original design. The main floor features three bedrooms, with a primary suite, and two additional bedrooms that share a renovated bathroom with tub and shower.

Downstairs, a fully finished walk-out entertainment room opens through glass to the kidney shaped pool and backyard. The pool surround features new stonework, thoughtful landscape design, and a gas fire pit that extends the season well into the cooler months. Back inside, the lower level also includes a full bathroom, and a dedicated office/flex space that could function comfortably as a fourth bedroom.

Every major system has been upgraded to modern standards, including new windows throughout, a renovated bathroom, and a full conversion to propane heat, meaning the character of this home is original but the infrastructure is current.



## THE GROUNDS

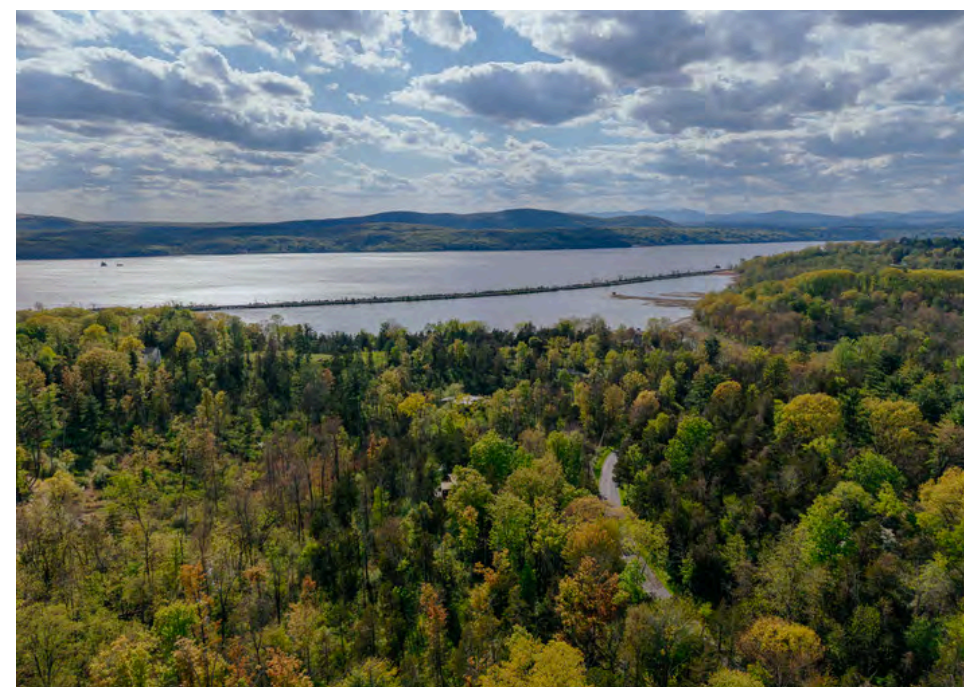
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Outside, beyond the fenced pool area and patio, the nearly 3-acre mostly wooded lot features new landscaping, a circular drive, and an attached two-car garage.

## THE LOCATION / RHINEBECK, NY

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The property shares a border with a 250-acre equestrian estate, and the peaceful setting belies the prime location. Just 5 minutes to the heart of Rhinebeck, and 8 to the Rhinecliff Amtrak station, this home is situated for weekend or full time use in the heart of the Hudson Valley.







## MORE INFO

### AT A GLANCE

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- Year Built: 1971
- Bed/Bath: 3/3
- Sqft: 2,864
- Acres: 2.94
- Parcel Number: 1350896168-00-315382-0000
- Road: Town Maintained
- Siding: Wood
- Roof: Asphalt Shingle

### TOP AMENITIES

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- In-ground kidney shaped pool
- Gas Fire-Pit
- Oversized fieldstone wood burning fireplace
- Lower level fireplace
- Private wooded lot
- Attached two-car garage

### UPDATES

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- Upstairs bathroom (2025)
- Paved driveway (2025)
- Kitchen (2024)
- Retaining wall (2024)
- Landscaping (2024)
- Windows (2023 & 2024)
- Stone pool patio (2023)
- Pool fence (2023)
- Firepit (2023)
- Propane conversion to IBC high-efficiency condensing boiler (2023)

### TAX INFO

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- Town Tax: \$5,145
- School Tax: \$12,434

### UTILITIES

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- Electric: Central Hudson
- Heat: Hot Water Baseboard
- Water heater: IBC high-efficiency condensing boiler
- Septic: Municipal
- Water: Municipal
- Fuel: Propane, Combined Energy

### AUDIO RECORDING DEVICE

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Ring camera on premises

### APPLIANCES

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- Monogram Oven/Range
- Dishwasher
- Refrigerator
- Washer/Dryer
- Microwave

### CONNECTIVITY

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- Cell Service: Excellent
- Internet Provider: Spectrum

### SHORT TERM RENTAL

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Buyer to confirm all allowable uses

### FLOOD ZONE

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Not located in an active flood zone

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





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