

RIDGEVIEW

261 BLACKHEAD MOUNTAIN ROAD, ROUND TOP, NY 12437

FOR SALE BY KAYLA MCNAMARA
ANATOLE HOUSE





Contents

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



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.

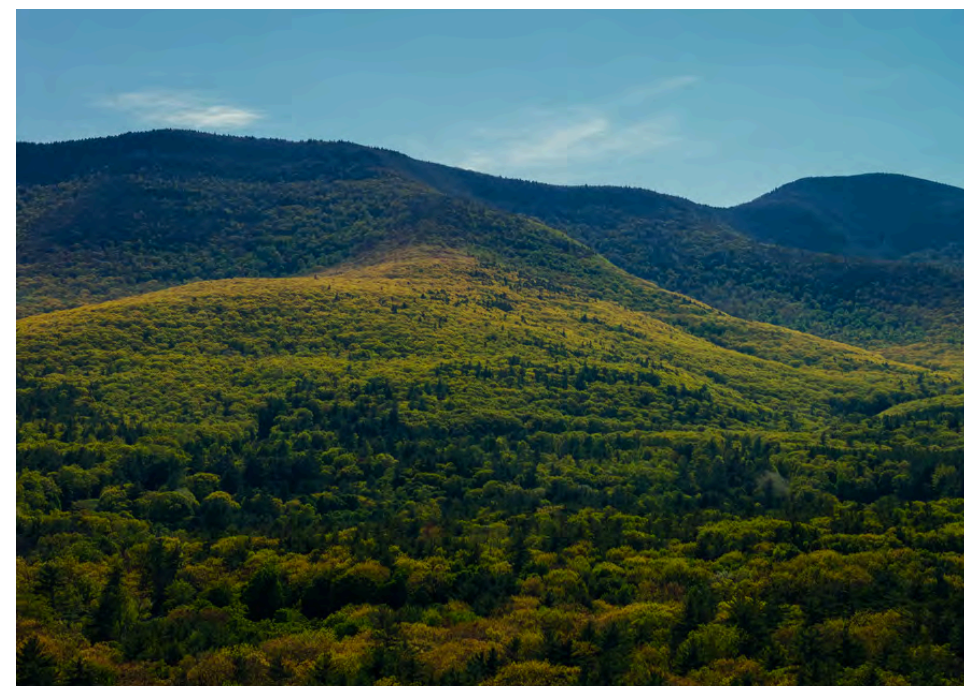


THE GROUNDS

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

Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses. The sellers are actively working with the town to update the second bedroom status and ensure the spa meets code requirements.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP, MARKED WITH AN ORIGINAL OF THIS LAND SURVEYOR'S SEAL, SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.

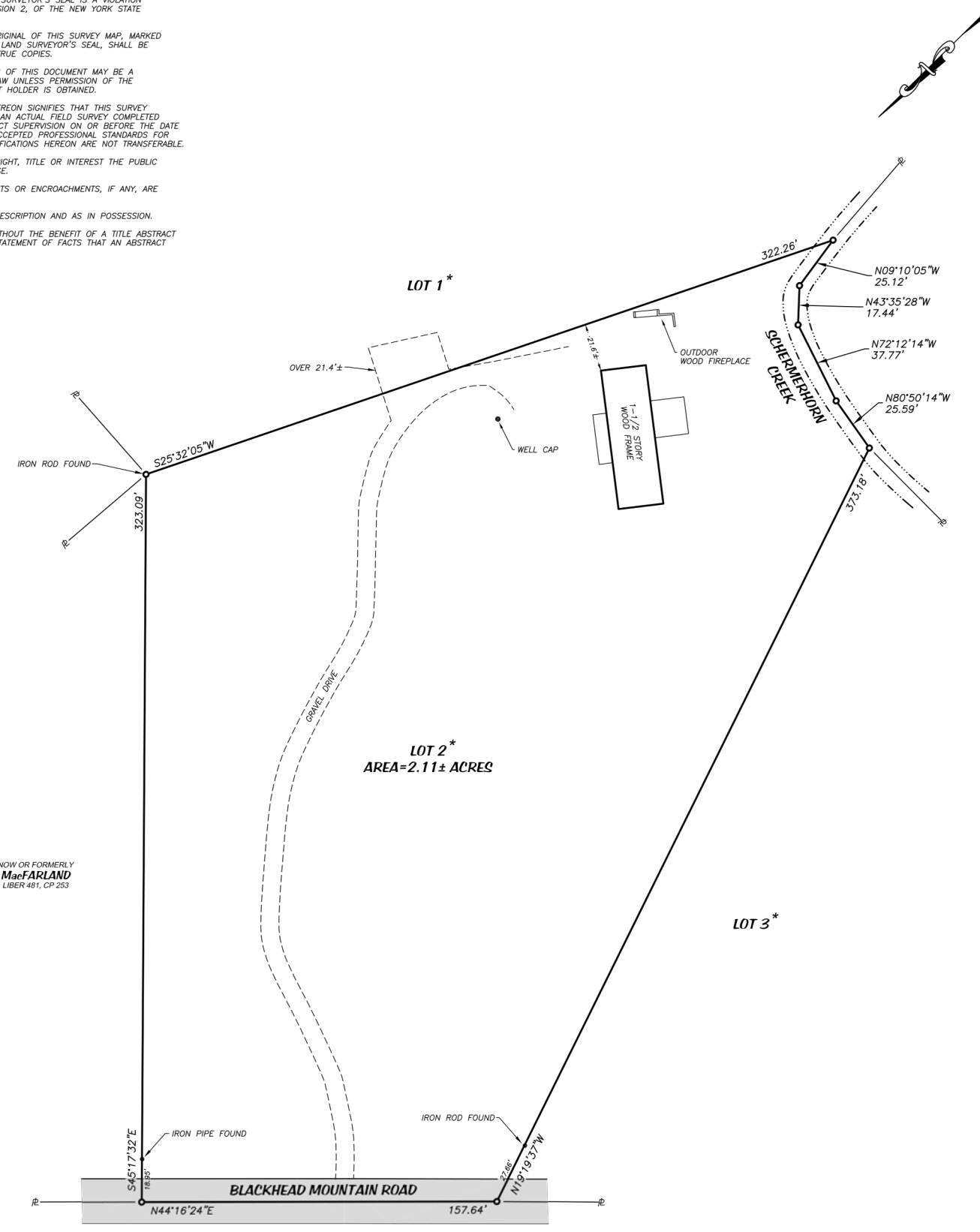
CERTIFICATION INDICATED HEREON SIGNIFIES THAT THIS SURVEY MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION ON OR BEFORE THE DATE OF THIS MAP FOLLOWING ACCEPTED PROFESSIONAL STANDARDS FOR TITLE SURVEYS. THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS SUBJECT TO ANY STATEMENT OF FACTS THAT AN ABSTRACT WOULD REVEAL.



NOW OR FORMERLY
MacFARLAND
LIBER 481, CP 253

* FILED IN DRAWER E45-F AS MAP NO. 2006-165
FILED AUGUST 4, 2006
DEED REFERENCE: INSTRUMENT D2017-1691
TAX MAP ID: 117.00-5-69
JOB REFERENCE: 18-0111

CERTIFIED TO:
— WESTCOR LAND TITLE INSURANCE COMPANY
— WELLS FARGO BANK, N.A.,
ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR
— JAMIE HODAR
— PRESTON JONES

MAP OF SURVEY OF
LOT 2
AS SHOWN ON A MAP ENTITLED
"SUBDIVISION MAP OF LANDS OF ROCCO & JOSEPHINE SALA"
TOWN OF CAIRO
GREENE COUNTY, NEW YORK
JULY 7, 2020
SCALE: 1" = 30'
REVISED JULY 8, 2020

Holtz Surveying
CHARLES A. HOLTZ, PLS
679 EMBOWGHT ROAD
CATSKILL, NEW YORK 12414
(518) 291-9779 OR (518) 943-2913
LICENSE NUMBER 50717
© COPYRIGHT HOLTZ SURVEYING 2018
ALL RIGHTS RESERVED



KAYLA MCNAMARA

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

kayla@anatolehouse.com
Instagram: @theupstateagents
www.anatolehouse.com

224 Fair Street Suite 1
Kingston, NY 12401

19 Conklin Hill Rd
Livingston Manor, NY 12758