



BOYSENBERRY

2846 ROUTE 82, PLEASANT VALLEY, NEW YORK 12569

FOR SALE BY ARLENA ARMSTRONG-PETOCK
ANATOLE HOUSE



Contents

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



Introducing Boysenberry.

Set high on a hill behind a hand-stacked stone wall, this little compound is a lot more interesting than its footprint lets on. The main house is a two-bedroom, one-bath charmer painted a moody near-black, with steel casement windows, wood paneling, and so much light it almost feels theatrical from morning straight through to evening. A separate studio building, a sloping wooded backyard, and one level of easy living round it out. It is small in the best way, and full of the kind of character you cannot recreate.





STEP INSIDE

Inside the main house, everything lives on a single floor. A paneled entry with a peg rail and a Dutch door opens to the living room, where a carved wood mantel surrounds the fireplace and steel windows frame the trees on either side. The kitchen leans charmingly old-school, with open shelving, a farmhouse sink, butcher-block counters, and a newer oven and refrigerator that quietly do the practical work. Off of it, a slate-floored dining room catches the afternoon sun and opens out to the patio. Two bedrooms sit at the quiet end of the house, the primary with walk-in closets and refinished floors, plus a guest room outfitted with a built-in wood desk and shelving. The bathroom is a vintage pink-tile original, and it is exactly as good as it sounds. Walls and ceilings throughout were painted a clean white, which lets the wood, the steel, and that aforementioned light take center stage.

The studio building is the property's quiet overachiever. Renovated in 2022-2023 with new electrical, insulation, hardwood floors, a wood ceiling, and fresh trim and paint, it sits under a vaulted ceiling with exposed beams and a stone hearth fitted with a pellet stove. Big windows on three sides keep it bright. Call it a guest space, a workspace, or a creative retreat, whatever the day requires.



THE GROUNDS

Outside, the 3.75 acres give you room to spread out. A gravel-and-stone-paver patio with a fire pit sits just off the house, the front stoops and patio steps refreshed and faced in stone. Beyond the lawn, the land slopes up into the woods to a standing stone fireplace, a ruin left from another era and ready for camping, a future outdoor room, or simply a destination on an evening walk. Recent updates keep all this character low-maintenance: a new roof and ridge vent on the house in spring 2026, a new hot water heater and UV water filter, new Andersen storm doors on all three entrances, and a new roof on the studio.

THE LOCATION / PLEASANT VALLEY, NY

Pleasant Valley puts you close to the good stuff. James Baird State Park is practically next door, with roughly seven miles of wooded trails across its 590 acres, plus a golf course and a public restaurant. Plan Bee Farm Brewery in Poughkeepsie pours wild-fermented farmhouse ales made from its own hops and grain, while Sprout Creek Farm, also in Poughkeepsie, is a working farm and creamery known for its cow and goat cheeses and seasonal market. For an unfussy breakfast or lunch, Jeanie Bean & Family in nearby Clinton Corners cooks to order out of an old general store, British groceries on the shelves and all. Everything is within about a 25-minute drive.







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

MORE INFO

AT A GLANCE

- Year Built: 1950
- Bed/Bath: 2 BR / 1 BA
- Sqft: 1,508
- Acres: 3.75
- SBL: 6662-03-013267
- Road: Public
- Siding: Cinder block
- Roof: Shingle, 2026

TOP AMENITIES

- Separate, finished studio
- Original, rustic energy
- Updated kitchen
- Wood paneling
- Detatched garage (not within property lines)
- Stone patio

UTILITIES

- Electric: Central Hudson, \$360/month
- Heat: Central forced air, propane
- Cooling: Window units
- Sewer: Septic, pumped 2025
- Water: Drilled well
- Water heater: Boiler, electric
- Fuel: Propane, \$2,880/year

AUDIO RECORDING DEVICE

No security cameras on the premises.

APPLIANCES

- Fridge
- Oven/Range
- Washer
- Dryer
- Pellet stove

DRIVEWAY/YARD

Private, gravel.

TAX INFO

- Town Tax: \$2,857
- School Tax: \$3,831

CONNECTIVITY

- Cell Service: Good
- Internet Provider: Optimum cable

FURNITURE + CONTENTS

Some items are available for sale. Please inquire.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.

ARLENA ARMSTRONG-PETOCK

Licensed Real Estate Salesperson
Anatole House / (845) 943-4177

arlana@thatupstateagent.com
Instagram: @that.upstate.agent
www.anatolehouse.com

224 Fair Street Suite 1
Kingston, NY 12401

19 Conklin Hill Rd
Livingston Manor, NY 12758