NORMANDY HOUSE

24 NORMANDY CT, WEST HURLEY, NY 12491

FOR SALE BY KAYLA MCNAMARA





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Introducing Normandy House

Built in 1963 and completely reimagined, this three bedroom, two bath house pairs its original midcentury bones with warm oak, handmade tile and a calm, natural palette. It sits at the end of a quiet cul de sac on just over an acre in West Hurley.









NORMANDY HOUSE



STEP INSIDE

Inside, new oak floors, new doors and trim, and a cohesive palette of soft whites, natural wood and earthy tones carry from room to room. A practical mudroom at the entry holds a stackable washer and dryer and ample room for outdoor gear. The den welcomes you with a wood stove fireplace set in deeply toned zellige tile, a natural place to settle in on a winter evening. Beyond, a formal dining room wraps into the kitchen and casual dining area. The fully renovated kitchen pairs custom wood cabinetry and creamy quartz countertops with tiled walls, warm brass hardware and chef grade appliances. Off the dining area, a three season screened porch leads out to the bluestone patio.

Upstairs, the primary bedroom opens onto its own new deck, and a second bedroom makes an ideal home office. Downstairs, a spacious guest suite has its own bathroom and direct access to the patio. Every bedroom offers a roomy closet with built-ins. Both full baths were completely redone in handmade tile with new vanities and brass fixtures, and the downstairs bath features a deep soaking tub. New lighting and ductless mini splits in every room complete a house that is ready to enjoy from the day you arrive.



THE GROUNDS

Outside, the house sits on just over an acre lot, with an expansive bluestone patio set beneath mature trees and alongside newly landscaped garden beds. A new bluestone entry greets you at the front door, the primary bedroom's new deck looks out over the wooded lot, and the cul de sac offers a quiet setting. With a new roof, many new windows and a freshly painted exterior, the house is ready for the seasons ahead.

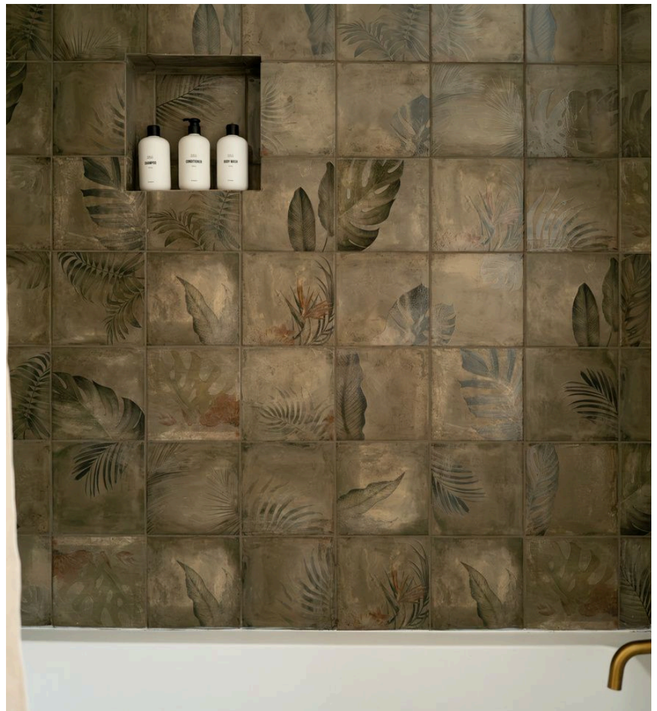
THE LOCATION / WEST HURLEY

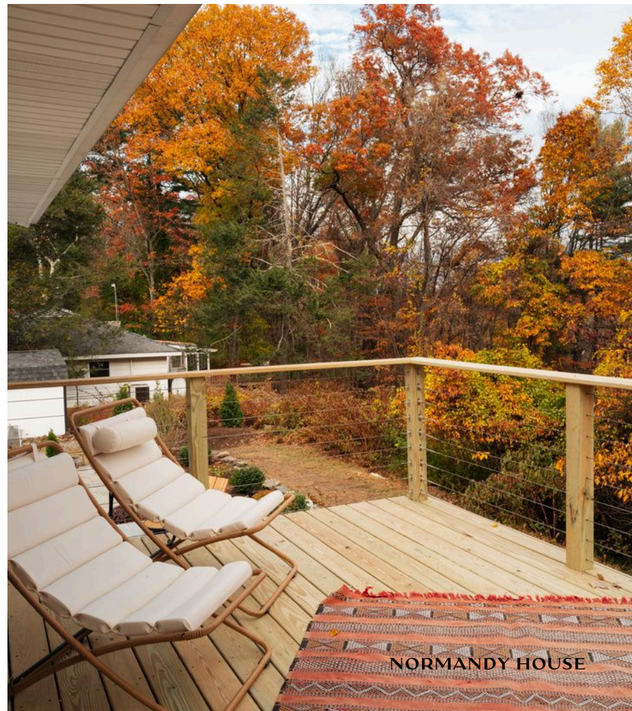
West Hurley offers country quiet with one of the Hudson Valley's most beloved towns right next door. The Village of Woodstock is about two miles away, with dinner at favorites like Silvia and Goodnight, plus galleries, shops and live music at the Bearsville Theater, Colony and more. The Ashokan Reservoir and Rail Trail are minutes from the door. Kingston is about 15 minutes away, offering more dining, a lively creative scene and the big box stores that make everyday errands easy. New York City is roughly two hours by car, with Trailways bus service from Woodstock and Kingston.













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

MORE INFO

AT A GLANCE

- Year Built: 1963
- Bed/Bath: 3/2
- Sqft: 1,921
- Acres: 1.1 Acres
- SBL: 38.6-3-36
- Road: Paved
- Siding: Vinyl
- Roof: Asphalt

TOP AMENITIES

- New roof and new windows
- Ductless mini splits in every room
- Wood stove fireplace with zellige surround
- Custom wood cabinet kitchen with quartz and brass
- Deep soaking tub
- New primary bedroom deck

UTILITIES

- Heat: Oil baseboard and mini splits, plus wood stove insert
- Cooling: Ductless mini splits in every room
- Water heater: Yes
- Sewer: Septic
- Water: Municipal
- Fuel: Oil

AUDIO RECORDING DEVICE

None on the premises.

APPLIANCES

- Range
- Refrigerator
- Dishwasher
- Washer/Dryer

TAX INFO

- Town Tax: $2,913.76
- School Tax: $4,741.34
- School District: Onteora Central

CONNECTIVITY

- Cell Service: Excellent
- Internet Provider: Spectrum

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in a flood zone.

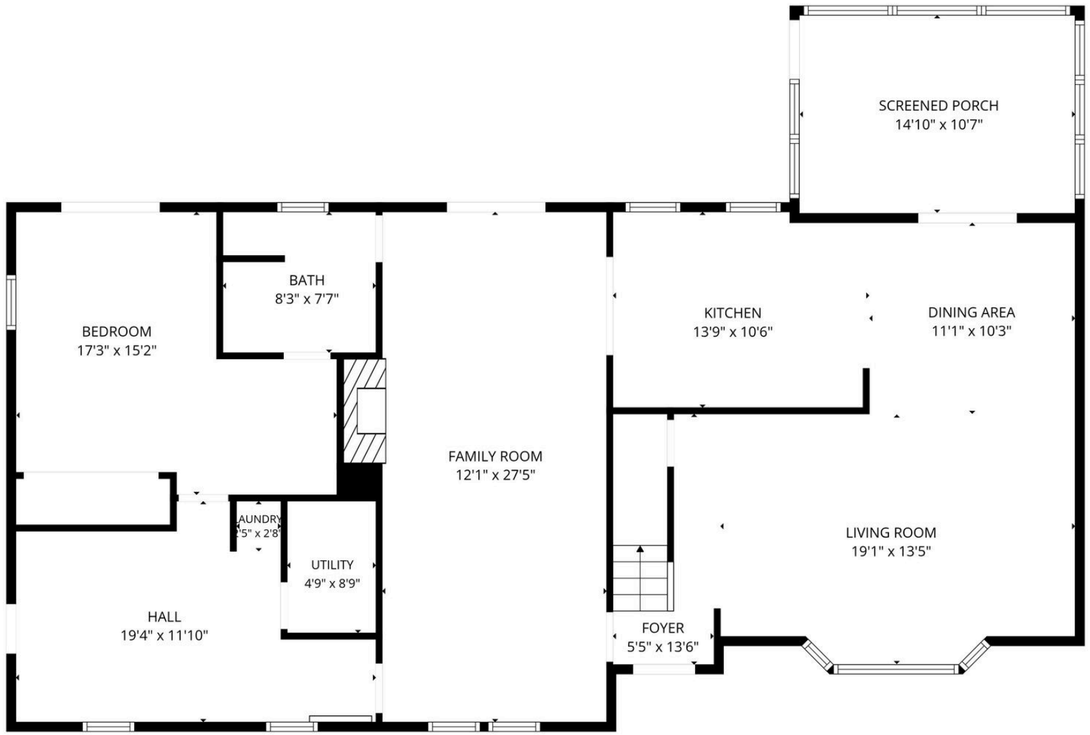
FURNISHINGS

Furnishings package available, please inquire.

PARCEL

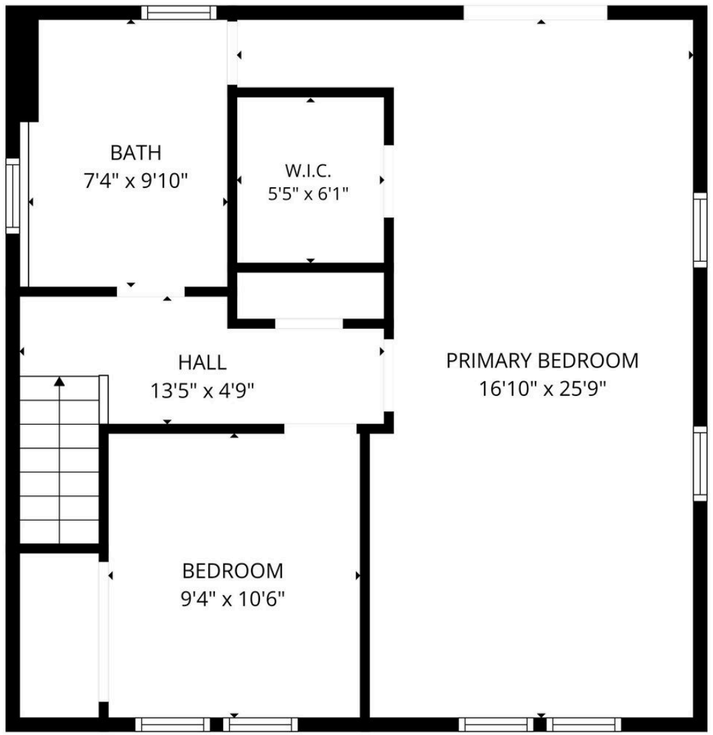


FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

MAIN LEVEL



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

UPPER LEVEL



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