

# Public Detail with Addl Pics Report

Listings as of 05/01/17 at 6:51pm

|                        |  |   |                                   |
|------------------------|--|---|-----------------------------------|
| <b>Active</b> 10/12/15 | <b>Listing #</b> 105982                  | <b>781 E Route 308, Rhinebeck, NY 12572</b> Map | <b>Listing Price:</b> \$1,995,000 |
| <b>Property Type</b>   |  | Farm  |                                   |
| <b>Area</b>            | Rhinebeck                                |   |                                   |
| <b>Beds</b>            | 5  | <b>Approx Finished SqFt</b>                     | 3454                              |
| <b>Baths(FTHQ)</b>     | 3 (3 0 0 0)                              |   |                                   |
| <b>Year Built</b>      | 1862                                     | <b>Lot Sq Ft (approx)</b>                       | 4190036                           |
| <b>Tax Map ID</b>      | 135089-6371-00-080099-0000-100218-171325 | <b>Lot Acres (approx)</b>                       | 96.1900                           |
| <b>DOM</b>             | 567                                      |   |                                   |

**School District** Rhinebeck

**Directions** From he Rhinebeck lite intersection of Rte. 9 and E. Market St., travel east on Route 308 until the intersection of Cedar Heights Road which is on your left. The main house is located at this intersection on the East side of Cedar Heights.

**Marketing Remark** Currently configured as a 2-family, this beautiful & well preserved 5 Br, 3 Bth home can easily be opened to its original glory. There are 2 kitchens, a dbl parlor, living rm, dining rm, a lge foyer & grand staircase all with natural original moldings. A former boarding house turned B & B with oversized septic lends to a number of varied uses. The sun porch has southern exposure taking advantage of ultimate warmth and light. The attached two-car + garage provides a comfortable walk through to the open kitchen complete with a Better than Ben wood stove inserted in the older brick fl. The formal dining room has enough area to entertain a large family with overflow to the living rm if necessary. There is a very large barn complex with surprising features, a 1997 mobile home for caretaker housing, an artist's apartment and 2nd fl studio occupies part of the current farm store area. This is a charming and picturesque complex with a current farm operation. There is an enc heated IG pool w/whirlpool & bt

|                             |   |                            |  |
|-----------------------------|---|----------------------------|--|
| <b>Special Conditions</b>   | None/Unknown                                      | <b>911 Address</b>         | 781 Route 308, Rhinebeck, NY 12572             |
| <b>Sign on Property</b>     | Yes   | <b>Ag District</b>         | Yes  |
| <b>Lot Size</b>             | 96.19   | <b>Topography</b>          | gently rolling                                 |
| <b>Survey</b>               | Yes (property is in three contiguous parcels)     | <b>Waterfront</b>          | Yes (2 farm ponds)                             |
| <b>Zoning</b>               | RC5   | <b>Paved Street</b>        | Yes (Route 308 and Cedar Heights Road)         |
| <b>Views</b>                | Country, Farmland, Pastoral, Pond, Stream, Wooded | <b>Pond/Stream</b>         | Yes (2 farm ponds)                             |
| <b>Flood Zone</b>           | Unknown   | <b>Vicinity</b>            | Rhinebeck                                      |
| <b>Color</b>                | slate green                                       | <b>Construction</b>        | Frame  |
| <b>Style</b>                | 2 Stories, Victorian (Bracketed Italianate)       | <b>Green Features</b>      | No   |
| <b>Condition</b>            | Average   | <b>Farm Type</b>           | working dairy, sheep, goats, chickens          |
| <b>Insulation</b>           | rock wool (old style)                             | <b>Roof</b>                | Asphalt, Metal                                 |
| <b>Siding</b>               | Clapboard   | <b>Wood Stove</b>          | Yes (inset in kitchen fireplace)               |
| <b># of Rooms</b>           | 12 (plus 3 bathrooms)                             | <b>Possession</b>          | to be determined by separate contract          |
| <b># of Fireplaces</b>      | 1 (2nd fireplace is now the chinmey for fur)      | <b>Fireplace Type/Loc.</b> | Dining Room (now the furnace chimney), Kitchen |
| <b>Porch/Deck Options</b>   | Porch/Deck  | <b>Windows</b>             | Double Hung, Stained Glass, Other (original)   |
| <b>Walls</b>                | Plaster (all original)                            | <b>Floors</b>              | Ceramic, Hardwood, Tile, Wideboard             |
| <b>Foundation</b>           | Stone   | <b>School Tax</b>          | \$11395.00                                     |
| <b>Town Tax</b>             | \$4957.00   | <b>Assessment</b>          | \$860280                                       |
| <b>Assessors FulMrktVal</b> | \$1531400.00                                      | <b>Tax Exemptions</b>      | Yes (Agruculture, star)                        |
| <b>Water</b>                | Well (There are 3 high producing wells)           | <b>Sewer</b>               | Septic   |
| <b>Electric</b>             | 200 Amps, Circuit Breakers                        | <b>Heat Type</b>           | Oil, Radiator                                  |
| <b>Water Heater</b>         | Oil   |                            |  |

**Presented By:**

**Ron Steed**

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U.S. Patent 6,910,045

