



288 BUENA VISTA ROAD

288 BUENA VISTA RD, NEW CITY, NY 10956

\$1,090,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

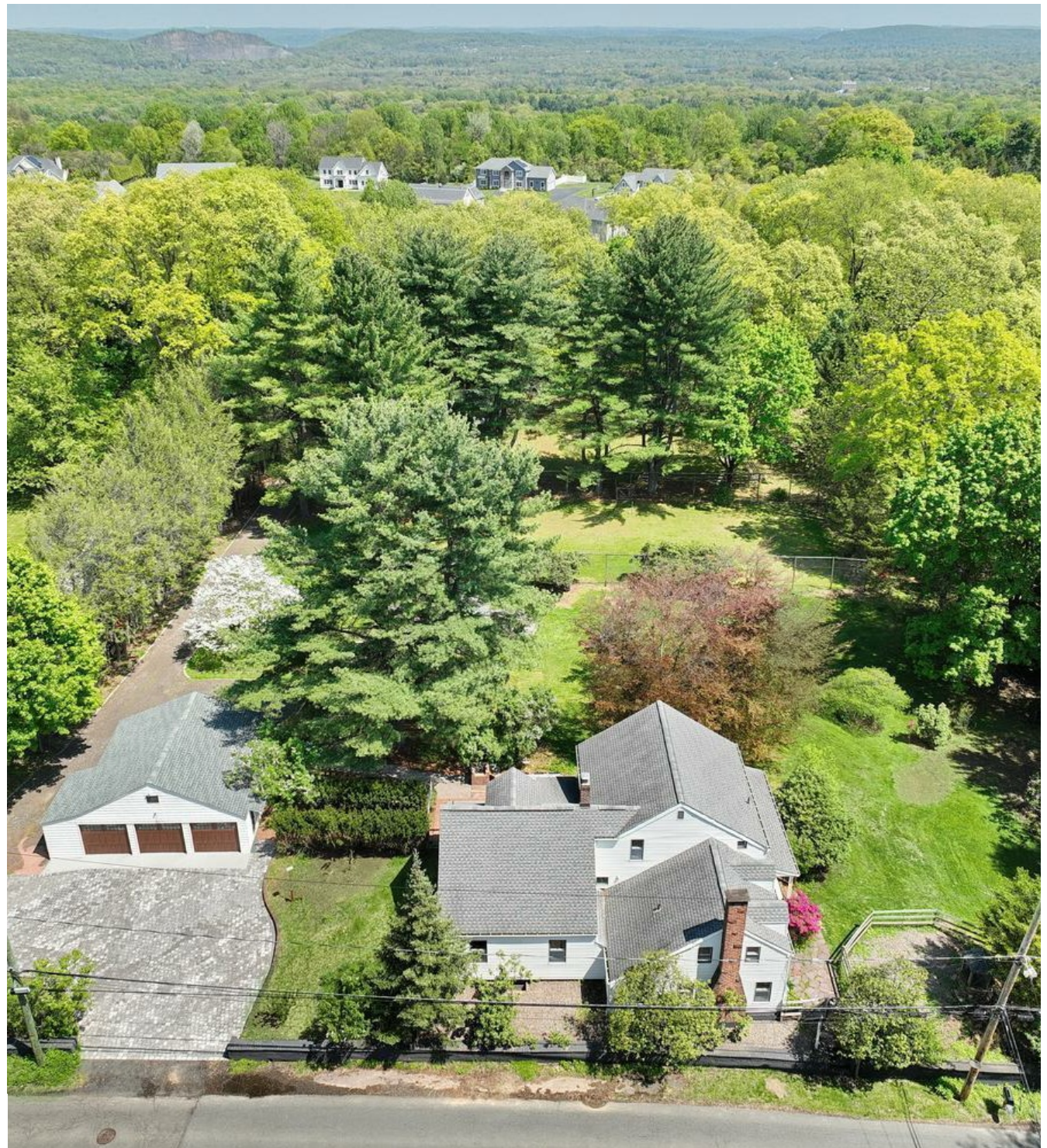
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Welcome to 288 Buena Vista Rd, a natural rolling estate offering 2,828 Sq. Ft. of Mid-Century Modern farmhouse charm, perched atop a gentle hill. This serene and romantic setting is truly one of a kind, blending the best of past & present. The home radiates character, class, and charm. Historic grand details & generously proportioned rooms flow effortlessly throughout. The 1st floor features a sunken living room with a wood-burning fireplace & adjoining library offers an inviting & large space to relax and read. The dining room comfortably seats 12 for meals or to host special occasions.

**Cooling: No A/C,
Fireplace Count: 1 Fireplace,
Garage Count: 3 Car Garage,
Sewer: Public,
Water: Well,
Special Program: Global Luxury**

\$1,090,000



The kitchen offers abundant cabinetry & counter space with a highly functional layout, an eat-in nook, & gray soapstone countertops that are just stunning! Just down the hall, an expansive laundry room with new appliances & stone counters transform daily chores into a refreshing retreat. Across from it, you will cherish a lovingly preserved retro MCM full bath that adds timeless character. At the end of the hall, a graciously oversized bedroom with dual closets & abundant natural light completes the level. Upstairs, the 2nd floor boasts a spacious primary en-suite overlooking the privately fenced in backyard. There are 2 additional large bedrooms along with a hall bathroom with a vintage cast iron tub. The upstairs landing provides great flow & is currently used as an office, but it would also make a lovely playroom or crafting zone as there is plenty of storage. There are three large walk in closets off the landing and upstairs hallway. This home has very young roofs & HVAC systems, heat 1 Zone Hot Water Radiator. Just outside the main entrance, a charming wood-paneled mudroom welcomes you home. The vintage brick flooring extends to the back patio, ideal for morning coffee or tea while enjoying the idyllic yard.



Around the corner, the side covered porch is a perfect spot to have a drink & watch a sunset. Venture down the gentle hill to find your over the top newly renovated detached accessory structure. Boosting ~705 SQ. FT. of interior space and a 700 SQ.FT. wraparound Cambridge paver patio, this separate building creates a courtyard feel between the farmhouse. This space houses a quartz kitchenette, spa like full bath, a laundry/utility room with hookups, and two more rooms all connected by an extra wide hallway with wide plank wood floors. Mitsubishi Hyper Heat mini heat/ac unit provides year round use and comfort. An RV panel & water hookup allows for RV parking as well as for daily EV charging. Use as your dedicated home office, podcasting or artist studio, writers refuge, homeschool building or even a future pool house, let your imagination run wild. This ready made structure is special and rare. Not to be outshined, the sunlit land has a Grass Tennis Court can be used in a myriad of other ways, and the assorted garden areas are home to a wide variety of perennials, mature flowering trees & evergreens. Magnificent rhododendron, lovely lilacs and assorted dogwoods are well established. Plus, pockets of daffodils & peonies.



Stately evergreens and lush blueberry bushes flank the driveway & fence. A ~755 SQ. Ft. detached 3 bay garage/barn with 30 amp power boasts history, high ceilings, and loads of untapped potential. Two outdoor fire pits, an open aired cover wood shed, a pump shed, a built-in brick lined grill & an old stone wishing well rounds out the list of property structures. Between the Cambridge paver driveway and gravel driverway that connect these structures, there is space to easily park 10+ vehicles. Privacy with connection to the immediate neighborhood & surrounding communities of the Hudson Valley, this Buena Vista home delivers both form & function. Whether as a primary or weekend retreat, with plenty of space indoors and outdoors, this home will check a lot of buyers' boxes. Offered at a great price, come for a visit and see for yourself. Seeing is believing.



