

MLS #: R176094A (Active) List Price: \$975,000

34 Bushnell Way Keene Valley, NY 12943



Style: Contemporary
Stories: Two
Bedrooms: 3
Full Baths: 3
Half Baths: 2
1st Floor Primary: Yes
Year Built: 1999
Unit Location: None/Residential
Apx Total SqFt: 4482
Fin Above Grade SqFt: 4482
Fin Below Grade SqFt: 0
Fireplaces: 2
Garage/Carport: 1 Car Garage, Detached Garage
Seasonal Property: No

Area: Keene, Keene Valley
County: Essex
Town: Keene
Subdivision: Adrians Acres
School District: Keene
Waterfront: No
Waterfront Footage:
Body of Water:

Assessors Parcel/Tax Map #: 63.-2-78.000 **Assessed Value:** 832100
Volume: 1803 **Page:** 198 **Instrument:** Deed **Deed Date:** 6/19/2015
Land Tax \$: \$6,421 **School Tax \$:** \$8,670 **Village Tax \$:** \$0 **APA:** **Special Assessments:**
Total Taxes \$: \$15,091 **Exemptions:** Documents/Exemptions: Deed, House Plans, Property Condition, No Exemptions
Lot Dimensions: **Apx Acreage:** 3.25
Lot Description: Level, Outdoor Lighting, Rolling Slope, Steep Slope, View-Mountains, Wooded **Zoning:**
Road: 4WD Recommended, Gravel, Private, Seasonal

	Lvl	Dim/Desc	Floor		Lvl	Dim/Desc	Floor
Foyer	First	12'6 X 14'	Hdwd	Primary Bedroom	First	18' X 18'	Hdwd
Living Room	First	26' X 15'	Hdwd	Bedroom 2	Second	13' X 15'	Hdwd
Dining Room	First	17' X 14'	Hdwd	Bedroom 3	Second	12' X 20'	Hdwd
Kitchen	First	13' X 19'	Hdwd	Bath	First	12' X 18'	Hdwd
Utility/Laundry	First	12' X 8'	Tile	Study	Second	7' X 11'	Hdwd
Billiards Room	First	18' X 13'	Hdwd				
Half Bath	First	8' X 8'	Hdwd				
Library	First	23' X 15'	Hdwd				
Half Bath	First	6' X 4'					

Exterior: Wood Siding
Roof: Asphalt
Basement: Partial
Foundation: Poured
Water Heater: Propane
Heating: Above Ground Tank, Hot Air , Oil
A/C/Cooling: None
Electric: 200+ Amp Service
Water/Sewer/Gas: Well Drilled, Well Private, Septic
Green Features:

Views: Mountain(s), Trees/Woods
Interior Features: Cable TV, Fireplace, Internet Available, Media Entertainment Center, Satellite Receiver, Surround Sound Wiring
Windows: Bay Window(s), Double Pane Windows, Thermal Pane Windows
Fireplace: Family Room, Living Room, Masonry
Appliances: Cooktop, Disposal, Dishwasher, Dryer, Exhaust Fan, Microwave, Oven, Refrigerator, Smoke Detector, Wall, Washer
Exterior Features: Deck, Gravel Drive, Lighting, Outbuilding(s), Porch-Covered, Satellite Dish-Owned, Trees, Underground Utilities
Association Fees: 600.00
HOA Includes: None
HOA Amenities: None

Brokers Agent Comm: 2 **Buyer Agt Comm:** 2 **Sub Agt Comm:** 2

Remarks: Enjoy an astonishing 180° mountain view from this thoughtfully designed contemporary mountainside home having a big wrap-around deck for entertaining friends & family or for appreciating your own quiet moments of privacy & solitude. Huge floor to ceiling windows throughout the dwelling capture the magnificent views. A generous foyer, bright spacious rooms, 9' ceilings, hardwood floors, extra-wide halls, walk-in closets, 2 first floor ½ baths and numerous cabinets & closets contribute to the comfort of this stunning home. An impressive Chef's kitchen with adjacent laundry/mud room, a library & a living room, each with fireplace, a lovely primary bedroom with ensuite bath and a billiard room complete the first floor. The second floor provides 2 large guest rooms each with ensuite baths, a central hall and a study. This 4 season home is accessed over a seasonal 4 wheel drive only road. Winter access is achieved by hiking, snowmobile/Polaris, or hiring someone to plow the road.

Information Herein Deemed Reliable but Not Guaranteed
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