

MLS #: R176094A (Active) List Price: \$1,450,000

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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