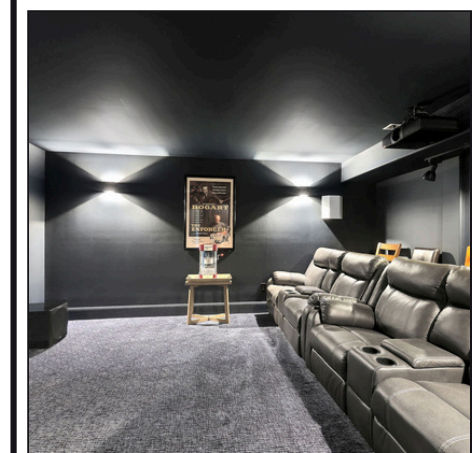
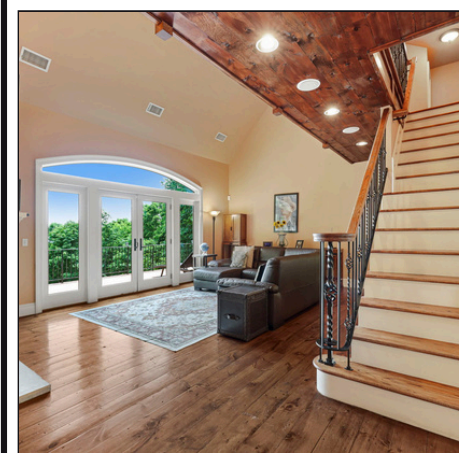


Welcome to the Stately and Serene

250 CORBETT RD

Montgomery, NY 12549



Geoffrey Green

“Honesty & Integrity”

Real Estate Broker

7 Main St, Warwick, NY 10990

O: 845.208.9928

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GREEN TEAM

PROPERTY HIGHLIGHTS

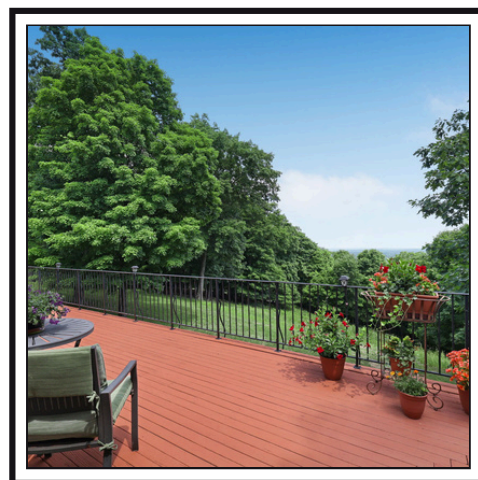
250 Corbett Rd, Montgomery, NY 12549

Architectural Character

- French Country / European Manor-inspired architecture with a dramatic turret accent
- Complex, multi-gabled rooflines with dimensional shingle detail
- Stucco and natural stone masonry exterior for timeless curb appeal
- Arched stone entry portico framing the front door
- Symmetrical stone-arched garage bays echo the home's stone accents
- Multiple dormers add architectural interest and extra light to the upper level
- Arched Juliet balcony overlooking the front grounds

Setting & Views

- Set on 11.9 private acres surrounded by mature woodland
- Sweeping easterly views toward the Hudson River Ridgeline
- Long approach through wooded grounds to an oversized garage



Outdoor Living

- Expansive wraparound deck connecting to the primary suite
- Screened-in sitting area off the deck for bug-free outdoor enjoyment
- Outdoor hot tub included in sale



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SCAN ME!



PROPERTY HIGHLIGHTS

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Design & Finishes

- Soaring two story foyer w/ chandelier & picture window
- Open catwalk hallway overlooks the two-story foyer and great room below
- Custom wrought-iron & oak banisters
- Recessed lighting
- Wide-plank wood flooring
- 9 foot ceilings
- Primary suite on 1st floor

Kitchen

- Open-concept layout with sightline to family room — ideal for entertaining
- Professional 6-burner DCS gas range with vented hood
- Stainless steel appliance package
- Granite countertops, including an oversized center island
- Custom oak cabinetry with glass-front display uppers
- Stone tile backsplash
- Farmhouse apron sink
- Wide-plank hardwood flooring
- Sun-filled eat-in dining area with panoramic window views
- Abundant cabinet & counter storage

Great Room

- Two-story great room with vaulted, beamed ceiling and open loft overlook above
- Gas fireplace with stone mantel surround
- Wide-plank hardwood flooring throughout
- Wall of French doors with arched transom window framing long-range Hudson Valley views

PROPERTY HIGHLIGHTS

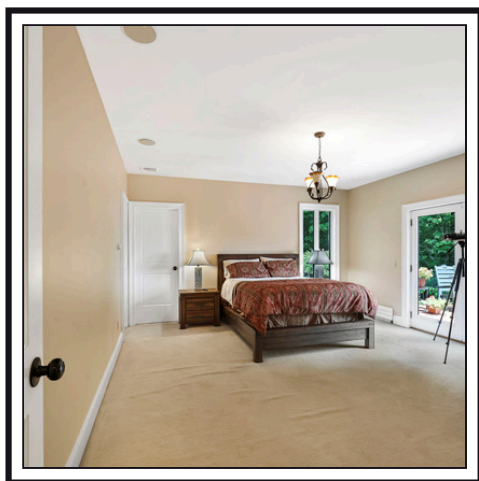
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Formal Dining Room

- Designer faux-finished (Venetian plaster-style) walls and ceiling
- Arched picture window overlooking the grounds
- Wide-plank hardwood flooring
- Open flow to foyer and kitchen wing — ideal for entertaining

Primary Suite

- French doors open to deck with view of Hudson Valley
- Generously sized with plush carpeting
- Elegant chandelier fixture adds a refined touch
- Abundant natural light
- Spacious walk-in closet
- En-suite spa-style bathroom with a corner jacuzzi tub set beneath a picture window overlooking the wooded lot
- Dual-sink vanity with granite countertops
- Glass-enclosed walk-in shower, & towel warmer



PROPERTY HIGHLIGHTS

250 Corbett Rd, Montgomery, NY 12549

Finished Lower Level

- Expansive lower level offering additional living and entertaining space
- Full wet bar with cabinetry, full fridge, and seating — ideal for entertaining
- Double-sided wood-burning fireplace shared between the game room and family room
- Family/media area with walk-out sliding doors to the patio
- Versatile additional room, ideal as a den, guest space, or home office
- Full bathroom on this level for added convenience
- Dedicated exercise room
- Walk-out access to a private patio with hot tub which is included in the sale
- Home theater and sauna also located on this level (detailed separately)

Home Theatre

- Dedicated theater room with large projection screen & ceiling-mounted projector
- Built-in surround sound system with subwoofer
- Plush leather reclining theater seats with built-in cup holders (negotiable, not included)
- Vintage-style popcorn machine (negotiable, not included)
- Blackout wall color & sound-dampening carpet for true theater ambiance
- Accent lighting for a true movie-house feel

Sauna Room

- Dedicated cedar-lined sauna with tiered wood benches
- Traditional Harvia sauna heater with natural stone rocks
- Built-in accent lighting along the upper bench
- Analog temperature/humidity gauge for monitoring conditions

PROPERTY HIGHLIGHTS

250 Corbett Rd, Montgomery, NY 12549

Other Interior Features

- Whole home audio system included in sale
- Audio system in theatre included in sale
- Home office / Study
- Solid core interior doors
- Approved for Bed & Breakfast.
Inquire w/ Town of Montgomery
- Huge finished bonus room over garage
- Ensuite on second floor

Systems & Mechanicals

- Whole house backup generator included in sale
- Heated garage
- Attached storage shed on back of garage
- Outdoor hot tub included in sale
- Re-sleeved chimney in 2012
- Heat tape on roof over garage doors
- Radiant heat in all tiled floors
- Buderus - high end hot water base heating system
- Instant on hot water heater system
- Radon mitigation system
- Two AC condensers: one original, other 2012
- Andersen windows & doors

Points of Interest

- 6 min to Benedict Farm Park — riverside park on the Wallkill River with a kayak launch and playground
- 6 min to Montgomery Village Museum — cozy local history stop on Clinton Street
- 6 min to the Historic Village of Montgomery on Clinton Street — charming shops and dining (Ward's Bridge Inn, Iron Cafe, The Table)
- 8 min to Winding Hills County Park — hiking trails, a scenic lake, and camping
- 12 min to Thomas Bull Memorial Park & Orange County Arboretum — sprawling gardens, playgrounds, and a golf course