

 LOCATION

Rifton, NY 12487

 DISTANCE FROM NYC

84 miles

 TAGS

Backyard Lawn, Balcony, Bathroom, Bedroom, Clawfoot Tub, Deck, Eclectic Quirky, Exposed Beam, Fence, Fireplace, Historic, Kids Room, Kitchen, Living Room, Modern Contemporary, Rustic, Staircase, Stone Wall, Wood Floor

 SPECS

6,300 sq ft

10'-30' ceiling height

 POWER

200W; Property has 5000w generator

 CATEGORIES

House

## Notes

Artfully restored 6,000+ square foot stone residence with an acute attention to detail and wabi sabi modernism. Built in 1876, the home has served as a church, town hall, and even the bâtiment canards for a local duck farm.

Down a gravel path, the entrance to the home is shielded by a gentle canopy of lush foliage that plays whimsically against the stone facade. The front door opens into a vestibule created from bedrock and imported terrazzo tile with a storage cave tucked behind an oversized barn door and a mudroom. Light from the 7ft tall original windows streams into the living room and eat-in kitchen, accenting the exposed beams and custom staircase constructed from reclaimed wood. Off of the open-concept living space are three bedrooms and two full bathrooms. The primary bedroom suite offers a walk-in closet and full bathroom with glass shower, exceptionally designed to highlight the natural bedrock walls and ledges. Two guest bedrooms and an incredible 5-piece custom concrete bathroom finish off this level.

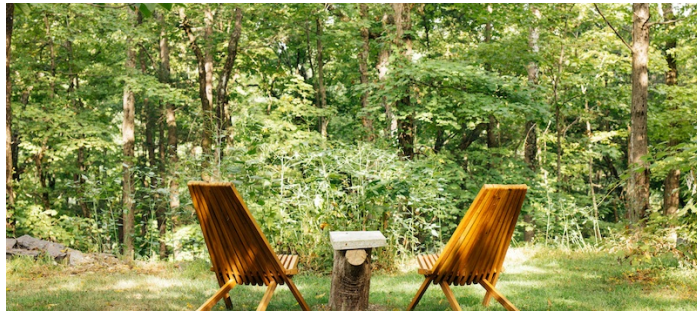
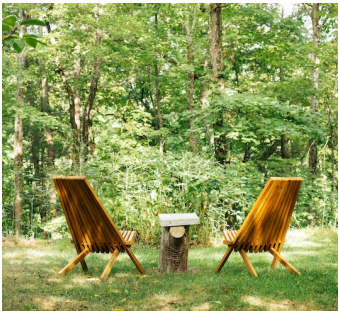
The second level is comprised of a massive entertaining space with soaring 30ft ceilings and custom stone and steel firepit that looks plucked from a Viking mead hall. Views of nature abound through the thirty-two original windows set in natural stone walls and 16ft glass sliding doors that lead to a deck perched three stories above the Wallkill River. Lofted above the great room is a fourth bedroom with full bath, and adjacent is the vaulted atelier space dubbed "The Tower" as it spans five stories.

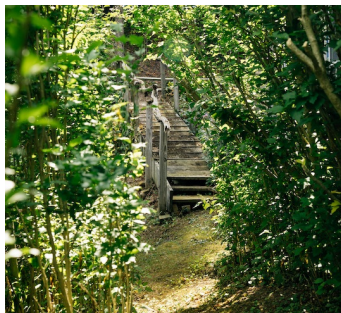
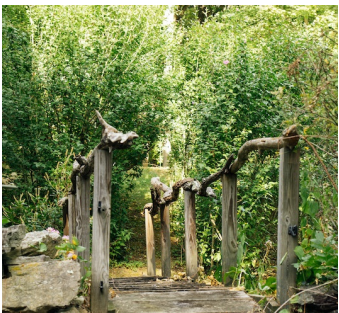
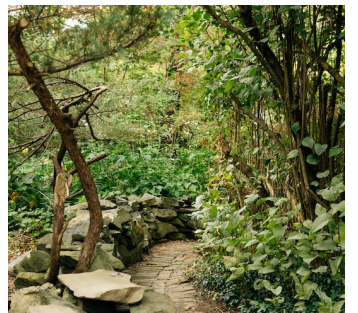
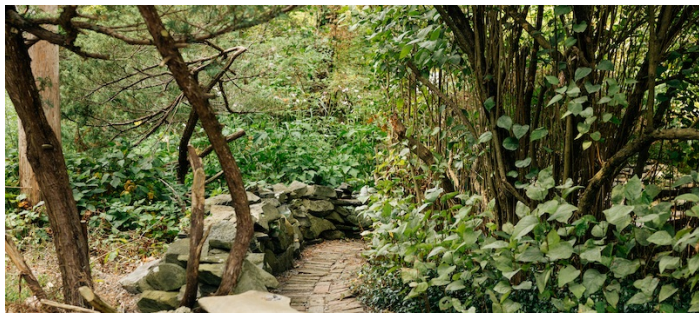
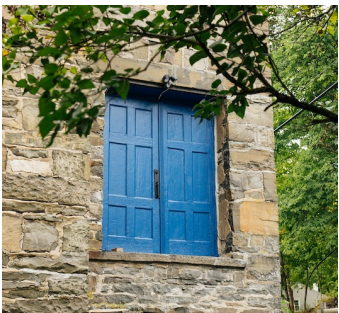
The Tower is a mix of stone & steel with open common areas, all connected by a spiral staircase. The former church steeple is accessible and offers long range views of the River, the surrounding countryside, and the property below. The grounds are a maze of stone walkways and wild gardens that feel centuries old. The paths connect whimsical perennial gardens with lounging and dining areas, and through patches of pink phlox you'll catch glimpses of the stone facade and bright blue accents.

**Restrictions:**

Prefer no shoes inside (bring shoe covers), especially in living area.

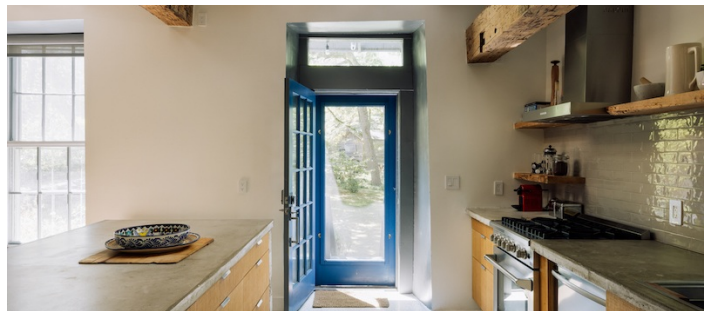
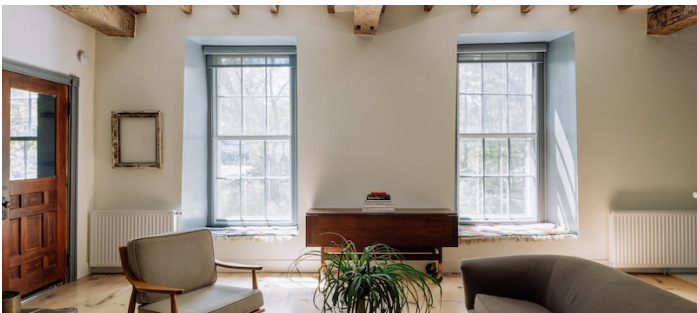
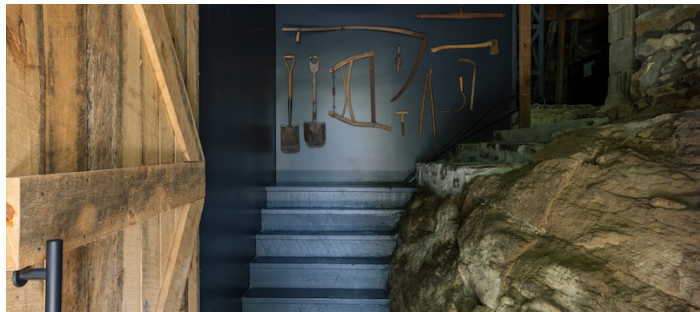
Productions should bring portable bathrooms for crew.







LIVING AREA

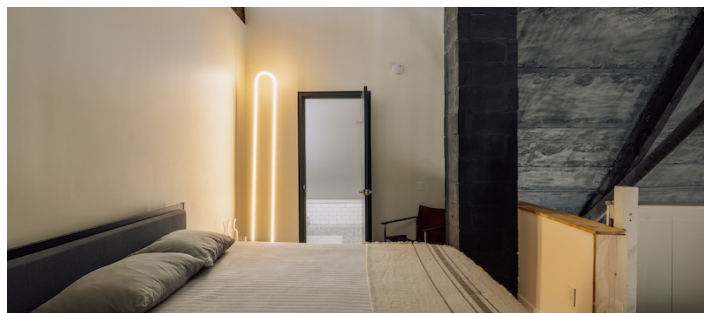
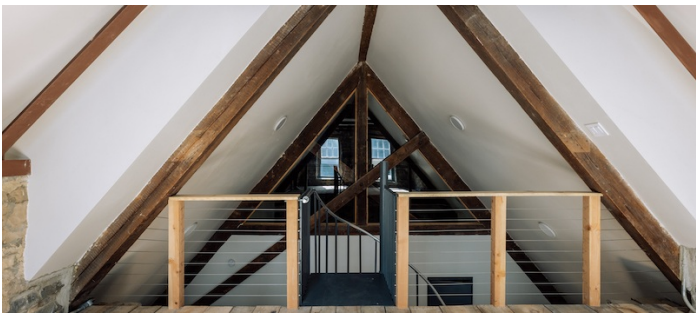














PARKING AREAS

