



GaryDiMauro
REAL ESTATE, INC.



Rufflands Farm

On 269 acres of heartbreakingly beautiful land, Rufflands Farm is the epitome of casual elegance. Here you'll find a gorgeous antique 1900 farmhouse (with an extensive list of modern luxuries), multiple original barns, a 3 BR guest house, 2 ponds, waterfall, a gunite saltwater pool, and organic vegetable garden with berry enclosure...all artfully arranged within a bucolic landscape. The main house was moved back from its original location, and sited to overlook the largest pond, with a screened porch and expansive decks to take in the panoramic meadow and mountain views. The 4 BR, 6200 sf interior has luxuriously spacious rooms, and a variety of living areas to gather and entertain. The original details - exposed beams, wideboard floors, wood-burning fireplaces - coexist beautifully with the farmhouse chic renovations. How about a built-in home theater, and a huge family rec room. A full list of upgrades and renovations attached below. Agricultural and forestry exemptions in place, and numerous requests from solar companies for long-term land leases ranging from \$80-\$110K/year in income. Located 10 minutes from the villages of Rhinebeck and Red Hook, and minutes from the TSP. Live your Hudson Valley dream. EXCLUSIVE

\$3,685,000

Location: Milan NY

Size: 6192 sf

Lot Size: 268.7 acres

Bedrooms: 4

Bathrooms: 3.5

Year built: 1900

School District: Red Hook

Taxes: \$41,292

Lillian Lin

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