

158 Bristol Road
Canaan, NY 12029



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MLS# 20264266



\$1,820,000

Discover the perfect blend of privacy, modern comfort, and endless possibilities on this exceptional 75.47-acre country retreat featuring trails, a scenic pond with westerly views, and breathtaking Catskill Mountain views. Whether you envision a private estate, recreational getaway, or family compound, this remarkable property offers an unparalleled opportunity. The updated single-level ranch is move-in ready and features central air conditioning, a spacious eat-in kitchen, an updated bath with a walk-in shower, and a full, dry basement with laundry and abundant storage. Live comfortably while you build your dream home overlooking the pond and mountain views, then transform the ranch into a guest house, caretaker's residence, or income-producing rental. Adding to the property's versatility are two impressive barns. Adjacent to the home is a charming 2,000-square-foot circa-1910 barn, full of timeless character and ideal for equipment, storage, or workshop space. At the highest point of the property sits a 4,000-square-foot pole barn, built in 2021, featuring three oversized bays, a loft, office space, water, its own well, and radiant heated floors--perfect for car collectors, RV or camper storage, tractors, recreational vehicles, or a home-based business. Despite its peaceful, private setting, this extraordinary property is conveniently located just



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