

311 Co Rd 13 Rd
Old Chatham, NY 12136



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MLS# 248711



\$2,895,000

7 Bedrooms | 4 Bathrooms | 5,188 Sqft

Set in the heart of Old Chatham, this classic Colonial rests on an exceptional 101-acre landscape of rolling pasture, woodland, and wide-open country views. From its elevated vantage point, the home looks out over a 2.5-acre swimmable pond, open fields, and a stretch of Hudson Valley scenery that changes beautifully with the seasons. Flooded with natural light, the seven-bedroom home offers generous space to gather and unwind with family and friends. At its center, the kitchen and living areas are designed for connection. The open kitchen and dining space flows easily into the main living room, where a stone fireplace anchors the room and creates a natural place to come together after a day outdoors. Stainless steel appliances and ample workspace make the kitchen as functional as it is welcoming, equally suited to large weekend meals or quiet mornings overlooking the landscape. Windows throughout frame views of pasture, pond, and sky, keeping the surrounding land present from nearly every angle. Outdoor living is just as inviting. A stone patio with outdoor fireplace extends the entertaining space beyond the house, creating a natural gathering spot for summer evenings and crisp fall nights. A basketball court and playground add to the sense that this is a property meant to be enjoyed by all ages. For the equestrians at heart, the



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