

76 Joe Bean Road, Greenwich

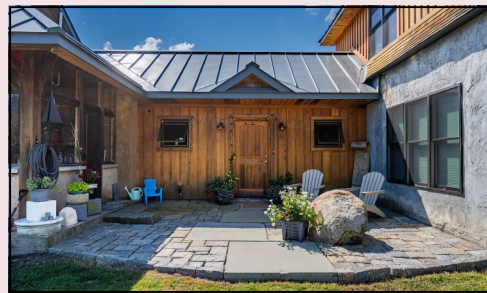


MLS #202526446

\$549,900

This ecologically friendly 4+ bedroom home blends creativity and sustainability with its strawbale construction, unique design, light-filled rooms, and a flexible floor plan. The eat-in kitchen, with cathedral ceilings, centers around a striking Finnish contra-flow masonry heater with a built-in pizza oven. The main living area also offers a cozy loft, pantry, full bath, living room, utility room, and a spacious mudroom. The first-floor primary suite has its own exterior access and an adjacent bath, currently a half bath but plumbed for a walk-in rain shower and soaking tub. Upstairs, you'll find three bedrooms, a half bath, an office, plus a third-floor studio or game room. An ornate bluestone masonry patio welcomes you to the home, while 7.8 private acres of mostly open meadow provide ample space for homesteading, animals, or simply enjoying the outdoors. Established gardens, a small pond, and two outbuildings enhance the setting. Perfectly situated, the property is just minutes from Cossayuna Lake, Carter's Pond Wildlife Area, and the Battenkill, and less than 45 minutes to Saratoga Springs, NY, or Manchester, VT. With a few finishing touches, this one-of-a-kind property is ready to become your ideal full-time residence or spacious vacation retreat, offering plenty of room for family and friends.

- 3,579 +/- sq. ft., Custom Strawbale Home built in 2007 and added to in 2015
- 4 Bedrooms, 1 full bath, 2 1/2 baths, kitchen with cement counters, pantry, dining area w/ masonry contra-flow heater with pizza oven, loft, mudroom, living room, office, studio-game room, beautiful ornate bluestone patio.
- Basement: None - Poured cement slab with radiant floor heat
- On-demand propane boiler, radiant floor heat, 200 amp electrical service, 350 ft. drilled well, 1,500 gal. septic and 1,000 gallon septic
- Roof: Standing seam metal
- Siding: Stucco and wood
- Grounds: Pond, gardens, field
- Lot size: Total of 7.82 acres; 400 ft. of road frontage
- Outbuildings: Storage Sheds
- Tax ID - 199-1-8.4
- Taxes: Town & County = \$4,255.32, School = \$7,458.97, Total=\$11,714.29
- School: Greenwich Central



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