



**MLS# - 190155 - Ref #: - Price: \$879,900**

1478 River Road, Moreau, NY

**Description:** This completely redone & updated circa 1785 Authentic Federal Colonial Farmhouse boasts 4 bedrooms, 3 baths and is situated on a one-of-a-kind ~4 acre expansive property with over 1,100 feet of the beautiful Hudson River surrounding it. An attached "cottage" creates a perfect guest suite, in-law quarters or care takers space plus a 2 stall horse barn for your horses! Featured in Good Housekeeping magazine for its environmentally responsible renovation. The updates include super insulated and energy efficient construction, a comfortable and functional lay-out making everyday living and entertaining a pleasure. Features include wide-plank distressed flooring, wood burning fireplace or gas fireplace stove for convenience, radiant floors, 6-12 over 12 original windows where salvageable or ne

**Acres:** 3.96

**Year Built:** 1800

**Levels:** 2

**School District:** South Glens Falls

**Lake/River:** Hudson River

**Lot Front:** 1500

**Town:** Moreau

**Bedrooms:** 4

**Estimated Taxes:** \$5,275

**Water Type:** Direct Water Front


**Square Feet:** 3125.00

**Property Type:** A

**Full Baths:** 3

**Availability:** Contact Agent

**Property Style:** Custom



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