

\$599,000 - 9-11 Grape Hollow Road, Holmes

MLS® #814012

\$599,000

6 Bedroom, 3.00 Bathroom, 3,972 sqft

Residential Income on 1.28 Acres

N/A, Holmes, NY

A tremendous opportunity awaits in Holmes. Featuring two homes on over an acre of property with babbling brook, gardens, sheds, walking distance to Whaley Lake and within the Pawling school district. Renovations have been ongoing on both properties, and you can bring your vision to put the final touches into place. The larger, main home features an open floor plan with expansive living room inclusive of wood burning fireplace. Within the chef's kitchen you will notice an island, stainless appliances, and ample counter and cabinet space. The main level of the home also includes two bedrooms, a renovated full bath, and laundry room. The second level of this home provides you with three additional bedrooms, another large renovated full bathroom and storage space. Step into the second home on the property to find an open concept floor plan with the living room flowing into the kitchen and dining area. On the second level of this home you will find a flex space atop the stairs, a generous sized bedroom and an updated bathroom. A perfect opportunity for someone to live in one unit and rent the other or add both rentals to your portfolio. Convenient location provides close proximity to route 84, Pawling train station, shops, restaurants and more.



Built in 1940

Essential Information

MLS® #	814012
Price	\$599,000
Sold Price	\$495,000
Date Sold	August 14th, 2025
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	3,972
Acres	1.28
Taxes	\$11,893
Year Built	1940
Type	Residential Income
Sub-Type	Duplex
Style	Cape Cod, Cottage
Status	Closed

Community Information

Address	9-11 Grape Hollow Road
Subdivision	N/A
City	Holmes
County	Dutchess County
State	NY
Zip Code	12531

Amenities

Utilities	Electricity Connected
Parking	Driveway
Is Waterfront	Yes
Waterfront	Creek

Interior

Interior	Ceramic Tile, Hardwood, Laminate
Interior Features	First Floor Bedroom, First Floor Full Bath, Chefs Kitchen, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Washer/Dryer Hookup
Heating	Baseboard, Oil
Cooling	None
Has Basement	Yes
Basement	Partial
Fireplace	Yes

of Fireplaces 1

Exterior

Exterior Features Garden, Mailbox
Lot Description Back Yard, Cleared, Garden
Exterior Frame, Other

School Information

District Pawling
Elementary Pawling Elementary School
Middle Pawling Middle School
High Pawling High School

Additional Information

Date Listed January 10th, 2025
Days on Market 81

Listing Details

Listing Courtesy of HomeSmart Homes & Estates

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