

\$999,000 - 22 Arbor Court, Holmes

MLS® #817518

\$999,000

4 Bedroom, 3.00 Bathroom, 3,549 sqft

Residential on 2.48 Acres

N/A, Holmes, NY

22 Arbor CT is a stunning Center Hall Colonial that blends elegance, comfort, and ample space for both relaxation and entertainment. From the picturesque water feature and circular driveway to the chef's kitchen with top-of-the-line Viking appliances and a wine fridge, it's clear that no detail was overlooked in the design of this home. The floor plan offers a seamless flow, connecting the kitchen, dining, and living areas for easy interaction and convenience. The family room, with its stone fireplace, vaulted ceilings, and skylights, provides a serene space to unwind, while the formal dining room and gourmet kitchen are perfect for hosting memorable gatherings. The home also features a beautifully appointed library with custom-built shelving and a dedicated home office, offering versatile spaces for work or leisure. For entertainment, the media room with a wet bar downstairs is the ultimate destination for movie nights or socializing with friends. Step outside to the private backyard, where you'll find a heated in-ground saltwater pool, outdoor hot tub, vibrant vegetable and flower gardens, and a play set, creating a tranquil retreat for family and guests of all ages. 22 Arbor CT truly offers everything one could desire in a home – sophisticated living, luxurious amenities, and endless opportunities for both relaxation and entertaining.



Built in 1989

Essential Information

MLS® #	817518
Price	\$999,000
Sold Price	\$982,000
Date Sold	September 4th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,549
Acres	2.48
Taxes	\$18,517
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed

Community Information

Address	22 Arbor Court
Subdivision	N/A
City	Holmes
County	Putnam County
State	NY
Zip Code	12531

Amenities

Utilities	Cable Connected, Electricity Connected, Propane, Trash Collection Private, Water Connected
Parking Spaces	10
Parking	Carport, Driveway
View	Mountain(s), Panoramic, Park/Greenbelt, Trees/Woods
Has Pool	Yes
Pool	Electric Heat, In Ground, Outdoor Pool, Pool Cover, Salt Water

Interior

Interior	Carpet, Ceramic Tile, Hardwood, Tile
Interior Features	First Floor Bedroom, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Chandelier, Chefs Kitchen, Crown Molding, Double Vanity, Eat-in

Kitchen, Entrance Foyer, Formal Dining, Granite Counters, High Ceilings, High Speed Internet, His and Hers Closets, Primary Bathroom, Open Floorplan, Open Kitchen, Pantry, Recessed Lighting, Soaking Tub, Sound System, Speakers, Storage, Walk Through Kitchen, Walk-In Closet(s), Washer/Dryer Hookup, Wet Bar, Wired for Sound

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	Propane, Radiant Floor
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Out Access
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Wood Burning

Exterior

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private, Secluded, Sprinklers In Front, Sprinklers In Rear
Exterior	Frame, Vinyl Siding

School Information

District	Carmel
Elementary	Kent Elementary
Middle	George Fischer Middle School
High	Carmel High School

Additional Information

Date Listed	April 8th, 2025
Days on Market	104
Levels	Three Or More

Listing Details

Listing Courtesy of	Houlihan Lawrence Inc.
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