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TOP STORIES

Diary of a Transplant: Farm Fugue

Historic Stone Bronck House, Coxsackie, \$349,000

A.J. Downing Mansion in Newburgh for \$179,000

New on Upstater: A Free Place to List Your Vacation Rental or Housing Swap

TOWNS

- Accord (3)
- Amenia (2)
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- Beacon (5)
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Real Estate

Looking for Brooklyn/Upstate Farmhouse swap

 **gary_sherman**
02/19/2012 3:45PM

Announcements

Spray Insulation

 **pickles**
02/12/2012 1:35PM

Home and Garden

Central A/C installer in Ulster County or thereabouts?

 **upstater**
02/10/2012 1:53PM

NEWER POST

Claverack Passive Solar
\$285,000

OLDER POST

Cabin Porn

Friday Real Estate Porn: Claverack Passive House, \$675,000

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CATEGORIES

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Featured Real Estate Listings

Wappingers Falls



\$499,000
6 BD / 3 BA
6000 Sq Ft

Patricia Petrosillo Real Estate
Patricia Petrosillo

Carmel



\$204,500
3 BD / 2 BA
1771 Sq Ft
Single Family
Detached

Re/max Classic Realty
Steven Lauria

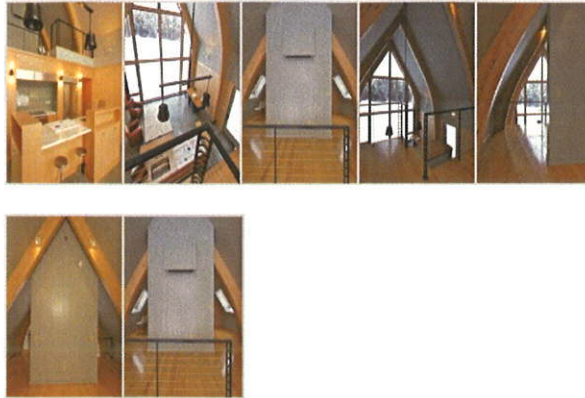
Bovina



\$789,000
0 BD / 0 BA
Other

Two Stones Realty Co.
Lynne Resch

Most Comments This Month



Haven't heard of Passivhaus? It's one of the greatest green building innovations since the igloo. Basically, it's a house so tightly sealed that it hardly needs to be heated or cooled. It uses an air exchanger to help regulate the temperature, as well as passive solar heating (basically, a giant wall of south-facing glass that lets lots of light and sun and heat in during winter months, and an overhang to block it during the summer).

This passive house, a spec house in Claverack built by [Dennis Wedlick Architects](#), is a beaut. [349 Millbrook Road in Claverack](#) is an electric house with an expected annual utility bill of \$400. Nice. It has three beds, two baths, 1,650 square feet and seven acres, all a hop-skip from Hudson. The ceilings are 22-feet high, very open floor plan. I think it's a tad too modern for me, a little on the sterile side, though I'm sure if you furnish it warmly it'll be amazing. Certainly, it's a piece of architecture to be proud of.

It was profiled in the [NY Times](#) last summer (as well as in [Interior Design](#) this fall) and listed at \$595,000. So what happened? Turns out the builder's costs were much higher than anticipated, so they've now listed it at \$675,000. Harumph.

349 Millbrook Road, Claverack (Gabel Real Estate) [GMAP](#)

You may also like -



Town of the Week:	Claverack	Claverack	Claverack Passive
	Italianate	Lakefront Cottage,	Solar
	Mansion, \$440,000	\$275,000	\$285,000

Category: [\\$500000 to \\$749999](#), [Architecture](#), [Claverack](#), [Columbia County](#), [Real Estate Porn](#), [Rtural](#)
 By: [lisa](#) | 27 January 2012 10:22 AM | 1 Comment

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Name

Fishkill **Diary of a Transplant: Farm**



\$380,000
 5 BD / 4 BA
 1902 Sq Ft
 Single Family
 Detached
Adoned:
Empty Riverfront

Prudential [Sara Prime Properties](#)
 Cherise [Rebecca Harris](#)
 08 March 2012 12:15 PM

Wappingers Falls **Notes From Northeast: Oasis,**



\$395,000
 6 BD / 3 BA
 2892 Sq Ft
 Single Family
 Detached
House,
\$349,900

Prudential [Sara Prime Properties](#)
 Laura [Jean Chan](#)
 08 March 2012 11:37 AM

2 **Hudson Valley Restaurant Week, March 18-31**

COMMENTS
 by [upstater](#)
 12 March 2012 3:00 PM

Recent Comments

[mb](#) 10:23am

Exciting! It's great to hear your story. Next month, I'm leaving Park Slope with my...

Diary of a Transplant: Farm Fugue

[newburghrestoration](#) 3:45pm

Nice ;)

Hudson Valley Restaurant Week, March 18-31

[columbia](#) 2:00pm

I love DaBa in Hudson.

Hudson Valley Restaurant Week, March 18-31

[larissa](#) 12:51pm

Thanks for all your comments, everyone! The bees are coming, probably in May. My next...

Diary of a Transplant: Farm Fugue

[melissa](#) 1:02am

no thank you to the floral wallpaper. in that house.

Victorian Farmhouse, Coxsackie, \$349,900