

3595 Military Road Newport, NY

One-of-a-kind luxury retreat near the Adirondacks, featuring a thoughtfully designed main chalet complemented by multiple independent living suites. The property operates on an advanced net-metering energy system, seamlessly integrating public utility access, on-site hydroelectric power, battery storage, and a diesel backup generator.

Main Chalet	In-Law Suite	Guest Suite	Barn
3 Bedroom	2 Bed	3-4 Bedroom	2 Levels
2 Full Bathroom	1 Full Bathroom	2 Full Bathroom	Sink & Toilet
1,924 Sq Ft	766 Sq Ft	1,164 Sq Ft	Shower Stall
Full Kitchen	Full Kitchen	Kitchen Hook Ups	750 Sq Ft

Mechanicals

- Hydro-Electric Powered by Hurricane Brook
 - Two turbines
 - 12 Deep Cell Battery Storage
- 4 Cylinder, Kubota Diesel Powered Generator
- Enhanced Energy Reliability via Public Grid Integration
- 200 Amp Electrical. 120/240 Volts.
- Brand New Rinnai Boiler
- Carrier Mini-Split Heat Pump/Air Conditioner
- Direct TV, Hi-speed Fiber Optic Internet & Cellular Access

Exterior

- 2 Car, Heated Garage
- Stone & Asphalt Driveway
- Recently Removed Trees 2021-2022
- Painted Siding 2023
- Painted Trim 2023
- New Shrub Guards
- Snowmobile Trails Nearby
- Public Roads maintained by the town

Main Chalet : 3 Bed, 2 Full Bath, 1924 Sq Ft : Basement

- Thoughtfully curated and transformed by Manhattan-based Architecture & Interior Design Firm, Entasso Design
- Double-Pane Windows
- 1st Level
 - Foyer
 - Formal Vestibule creates a Layered Arrival Experience preceding the Main Living Space
 - Built-In Entry Bench with Open Shoe Storage & Wall-Mounted Hooks
 - Original, Hand-Crafted Punched-Tin Light Fixture
 - Sun Room
 - Wide-Plank, Dark-Stained Wood Floors
 - Living Room
 - High, Vaulted 16 foot Ceiling
 - Exposed Timber Trusses & Beams
 - Large, Clerestory Windows
 - Woodburning Cast Iron Stove
 - Cabinetry & Shelving by Custom Woodcraft
 - Open Loft Mezzanine overlooking the Main Living Room
 - Statement Staircase with Solid Wood Treads and Bespoke Railing Design and in-riser lighting
 - Kitchen
 - Italian Calacatta Turquoise Marble surfaces throughout, including the Full-Height Backsplash & Countertops
 - Seamless Countertop to Backsplash Integration
 - Custom Cabinetry from IVO Cabinetry & Surfaces
 - Seamlessly Concealed Fisher and Paykel Refrigerator
 - Integrated Seating along Greek Book-Matched Marble Peninsula with Wood Edge Profile
 - Bosch Dishwasher
 - Bertazzoni Gas Range
 - Integrated Concealed Pantry - partially light
 - Kitchen canopy with recessed Lighting
 - Gallery Style Spotlight Track Lighting
 - Statement Swag Multi-Drop Pendant Lights Modern Chandelier by Flos
 - Dining Space
 - Linear Chandelier Light Fixture
 - Direct Access to the Rear Porch

- Hall Bathroom
 - Open-Concept Wet Room with Integrated Floor Drainage System
 - Doorless, Walk-In Shower with Wall-Mounted Brush Brass Faucet, Shower Head & Handle
 - Standalone, Classic Clawfoot Tub with Floor Mounted Tub Filler
 - Large Format Tile
 - Seamless, Integrated Shelving
 - Wall-mounted Toilet by Duravit
 - Floating Vanity with Sculpted Basin Sink
 - Exposed Timber Ceiling Beams
- Bedroom 2 - 13.488' x 11.398'
- Bedroom 3 - 11.227' x 13.150'

- 2nd Level
 - Loft/Office/Flex Space
 - Primary Bedroom - 19.79' x 19.098'
 - Private Outdoor Balcony
 - Custom Cabinetry from IVO Cabinetry & Surfaces
 - Contemporary low-profile Ceiling Fan
 - Recessed in ceiling pin lights
 - Walk-In Closet with motion activated light and custom Rollout Shelving
 - Skylight
 - Ensuite Primary Bathroom - floor-to-ceiling tiles
 - Walk-In Shower with large format tiles
 - Tailored Double-Sink Vanity with dedicated Mirrors and cabinets
 - Private Water Closet with dedicated Hand-Washing Sink

- Basement
 - Samsung Upright Freezer
 - LQ ThinQ Washer & Dryer
 - Brand New Boiler
 - Radon Mitigation System 2021
 - 2022 French Drain around Entire Perimeter
 - 2 Sump Pumps

Guest Home : 2 Living Suites

- Roof partially done in October 2025
- Remaining part of the roof done 2010
- **In-Law Suite : 2 Bed, 1 Full Bath, 766 Sq Ft : Additional Kitchen**
 - Screened Front Porch
 - In-Floor Heating
 - Open Floorplan
 - Living Room
 - Propane-fired “fireplace”
 - Kitchen
 - Island
 - Gas Stove
 - Propane-Powered Refrigerator
 - Bedroom 4 - 11.017' x 15.817'
 - Bedroom 5 - 10.814' x 11.007'
 - Hall Bathroom
 - Walk-In Shower
 - Stacked Washer/dryer
- **Guest Suite : 3-4 Bed, 2 Full Bath, 1164 Sq Ft : Kitchen Hookups**
 - Room
 - Kitchen
 - Hall Full Bathroom
 - Bedroom 6 - 17.093' x 13.714'
 - Ensuite Full Bathroom
 - Walk-In Shower
 - Balcony
 - Bedroom 7 - 9.669' x 21.027'
 - Bedroom 8 - 8.967 x 9.921'
 - Flex Room - 8.97' x 8.573'

Barn : 2 Levels. ½ Bath, 750 Sq Ft

- Extra Storage Space
- Toilet & Sink installed on Main Level
- Second-Floor Loft provides Additional Storage Space

Outbuilding

- 4 Cylinder, Kubota Diesel Powered Generator
- Fuel Tank

Outbuilding

- Dual Hydro Turbine