

# HUDSON VALLEY! Spectacular Space On a Scenic Mountain~ tons of Family Activities

## Summary

5 Bdr Amazing Mountain Views 5th Bdr open into a finish basement 4bathrooms



## Description

If you have been with us before, welcome back! If this will be your first time checking out Bella Vista, thank you for joining us.

Here is a short description of our property if you have any questions or concerns please feel free to email us we love to speak to our visitors directly. Bella Vista is a family-owned vacation property that sleeps between 12- 16 people & you can not have any more than 18 people (including children) at any given time.

Come enjoy it for the weekend or holidays and make memories to last a lifetime! Forget about a hotel room in crowded noisy Manhattan & bring your friends or family just 90 minutes upstate and make memories for such a low rate (2-night minimum -3 nights at different times if year holiday pricing differs) which includes 5 bedrooms ~ 5th Bedroom opens into a finished basement. Children can be accommodated in many different ways (including single beds, sleeping bunk beds & aero beds.

There is a rainbow play system on our property in our front yard. We are located on 10 acres of land with a large grass area for the kids to run & play. Check-in at 3pm and check out at 11 am (email to pre-approve other time arrangements in advance if available).

**PLEASE NOTE:** There is NO SMOKING inside of the home & only small dogs under 20 pounds are permitted for a

small fee. Please care for them in our home as you would in your own.

10% Cancellation fee on all reservations once reserved. Within 30 days before check-in get 70% refunded. Cancel up to 7 days before check-in and get a 50% refund. The estate overlooks the Hudson Valley & Catskill Mountains & is located less than 30 minutes from downhill skiing and hiking in the Catskill Mountains and 15 minutes from the elevated Walkway Over The Hudson with its miles of paved bike trails connecting Poughkeepsie to New Paltz. Other nearby hiking, cross-country skiing and paddling opportunities are the Black Creek Forest Preserve, Shaupeneak Ridge, John Burrough's Slabsides, Mohonk Preserve, Minewaska State Park the Walkkill and Rondout Creeks, Horse back riding and of course, the Hudson River. There is really so much to do & see.

## Map

**Address:** Ulster park, New York

**Zip Code:** 12487

**Latitude / Longitude:** 41.847646 / -74.022119



Accommodation, Features

House

**Bedroom(s):** 5 ( 16 Sleeps )

Baby Crib: 3, Bunk Bed: 2, King: 2, Queen: 3, Sleep Sofa / Futon: 1, Twin / Single: 2

**Bathroom(s):** 3

Combination Tub / Shower: 3, Half Bath: 1, Jetted Tub: 2

## Suitability

- **Long term rentals:** Yes
- **Pet Friendly:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

## Access & Parking

Secure Parking

## Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$615 - \$749		-	-	2 Nights	-
No rates available						

## Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning Fee	Required	\$250	One time
Damage Protection	Required	\$59	One time
Pet Fee	Info	\$45	One time
Security Deposit	Info	\$500	One time
Ulster County Tax	Required	2%	One time

## Policies

**Check in:** 15:00, **Check out:** 11:00

Additional guests not listed on the rental agreement are NOT allowed on the property. Any violations will result in termination of the rental agreement with no refunds.

Age min 23 required.

Minimum 1-day vacancy between guest stays

### Additional Info

Children allowed

Pets allowed

20 pounds or less (there is a \$45 pet fee)

Events allowed

we do allow small gatherings and with event fees

No smoking

there is NO SMOKING whatsoever inside our property

Max guests: 18 (sleeps up to 16 adults)

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