

8944 Tibbitts Rd. Sell Sheet

42 acre executive estate. Secluded New Hartford home, built in 2005-2007, 1 mile from Washington Mills shopping, 3 miles from New Hartford shopping, 1 hour from Syracuse Airport.

- Approximately 4500 sq. ft. modified post and beam construction with views of Saquoit Valley to the east. 75' indoor lap pool with spa.
- Detached 1950 sq. ft. heated hangar with 26' x 9' electric door
- Detached 25' x 25' RV slab with electric and water utilities
- 14' x 30' outdoor pool with gas heat
- FAA registered airport, 8NY8 (Hawks Field) with 2 grass runways, 1100' x 75' and 750' x 75'

Home Detail

Designed by Acorn, a trusted name in post and beam construction. Built by Tom Bezak.

400 amp service, cable internet and gas installed underground from road. Well and septic.

Main floor is the living area. Vaulted wood ceilings. Office wing with ensuite full bath and views. 3-car garage off kitchen, ½ bath with washer/dryer, open-plan family room, kitchen, dining area provides access to large Ipe (brazilian black walnut) deck with heated grilling area and outdoor pool. Indoor lap pool and spa has dedicated 5 ton dehumidifier. Kitchen has quartz counter tops, built-in Sub Zero fridge, Wolf microwave and electric convection oven, sealed glass gas cooktop, island, pantry, office desk, 2 sinks.

Upper floor is master 2 BR suite with private sinks, shared camode and walkin shower.

Lower floor (guest quarters) has family room with kitchenette (fridge, microwave, cupboards, sink), media room, 2 guest bedrooms, library, full bath, utility room with workbench storage. Sealed concrete and extra drainage eliminates dampness.

Gas boiler provides hot water and in-floor heating to 7 zones, including garage. Heat pump provides forced hot air and AC. Subflooring features an extruded aluminum surface for PEX tubing.

Floors are wide hickory engineered wood planks; baths are tiled. Kitchen, family room built-ins and bath cabinetry is solid cherry (stained champagne).

Plus:

- 3-car garage has oversized (8' x 8') solid wood carriage doors with electric openers
- Wall insulation is fiberglass in 2x4 walls plus 3/4" rigid foil-backed foam under all wallboards, providing exceptional sound and thermal qualities. It's a Fortress of Solitude.
- Pella windows, 3-panel solid oak doors, oak moldings, custom indirect lighting
- tp-link Kasa Smart Wi-Fi switches provide configurable remote lighting control
- Centralized wired home sound system, Bose speakers, air exchange system, hooose dehumidifier
- Central vacuum system
- Hangar/Shop: Pull-down steps access cold storage above the heated shop. 3/4" rigid foam lines the wallboard for superior insulation. Solar panels provide supplemental 10KW electric service.

Recent Updates: New metal roof 2025, new boiler 2023, new heat pump and blower 2022.