



A VISION FOR MODERN MOUNTAIN LIVING

The Hunter Ridge House

Hunter, New York

Prepared by The Amendola Group | June 2026

The Amendola Group Inc.
CONSULTATION · DESIGN · BUILD

The Vision

THE CONCEPT

People don't leave the city for more square footage. They leave for the land, the air, the mountain, and a different pace of life. This home is designed around that truth.

Instead of building the biggest house on the lot, we build a smaller, sharper, more intentional one — roughly 2,000 square feet of beautifully finished interior space — and put the difference into what actually sells the Catskills lifestyle: the outdoors.

THE HOME

Modern mountain design blending Scandinavian and mid-century modern traditions. Clean lines, warm wood and stone, oversized glass framing the views. Open living space built around a fireplace, two to three bedrooms, finishes at the level our clients expect in Hudson Valley custom homes. Every detail mocked up, signed off, and executed properly — that's how we build.

A Scandinavian-style carport completes the architecture — a design we are currently executing for a custom client in Hunter. It adds presence and function without garage cost.

THE OUTDOOR LIVING PROGRAM

This is what separates the house from everything else on the market:

- **Wellness area.** Sauna, outdoor shower, and cold plunge — the apres-ski recovery experience buyers are paying premiums for.
- **Fire pit gathering area.** Built into the landscape, designed for evenings that end outside.
- **Walking trail.** Cut through the property so the land becomes part of daily life, not just a view from the window.
- **Professional landscape design.** The whole site feels finished — not just the house.

We have spent 21 years building outdoor living spaces in the Hudson Valley. This is our strength, and it is where this home wins.

The Opportunity

THE MARKET LOGIC

Windham Mountain is being transformed into a Vail-style private resort community — a clear signal of where the Catskills luxury market is heading. Buyers are arriving at this level, and inventory like this barely exists. This home offers proximity to the mountain with acreage, privacy, and a private wellness amenity package no resort condo can match.

TARGET BUILD COST

\$1.4M – \$1.6M

TARGET SALE PRICE

\$1.9M – \$2.1M

We are building at this exact number in Hunter today — a live custom project on the mountain gives us current, real cost data, not estimates.

WHAT AMENDOLA BRINGS BEYOND THE BUILD

Design-build efficiency.

We design in-house and send directly to our engineers for stamped plans. No architect retainer, no months of design fees, no slow back-and-forth between separate firms. That saves real money and timeline before a shovel hits the ground — and keeps the design intent intact from concept through completion.

A 21-year reputation.

We have built custom homes and outdoor living spaces across the Hudson Valley and Catskills for over two decades without a down year. Our work in this exact aesthetic is what buyers in this market are searching for. When the listing says built by The Amendola Group, it carries weight with the exact audience this home targets.

A marketing engine, not just a contractor.

80,000 Instagram followers concentrated in the right buyer demographic — NYC, Westchester, and Fairfield County. We document the build from ground-breaking to reveal, creating months of content that markets the home before it is ever listed. Most builders hand over keys. We hand over an audience.

THE FIRST HOUSE TELLS THE STORY

One showcase home, executed at the highest level, proves the vision for the entire property. From there, the path forward builds itself.