



13 Indian Lake Road, Ferndale, NY 12734  
\$199,000

## Magnolia Carriage House

Love at first sight, the vibe at the sunny *Magnolia Carriage House* is contained and cozy. Enjoy Catskills Lake life, outdoor grilling, kayaking, paddle boarding, cocktails on the deck and more.

*The Setting.* This recently renovated lake house is located in the Catskills foothills and just 95 miles from NYC.



## The Particulars

Bedrooms: 1

Bathrooms: 1

Square Footage: 554 sq ft

Acres: 0.12

Year built: 1985

Short-term rental friendly: Yes (see below)

Top amenities:

- Lakefront
- Sundeck
- Recently renovated

Connectivity:

- Spectrum cable internet
- Good cell service

Appliances:

- Range/oven
- Fridge
- Dishwasher
- Toaster oven
- Microwave

Utilities:

- Sewer/Water: Municipal
- Fuel: Oil, electric.
- Heat/A/C: Forced air
- Hot Water: Electric stand alone.
- Electric: NYSEG.





## Showing Information

Directions: Head west on NY 17, take exit 101. Take Ferndale Rd. to State Rte 55 W. Turn left on State Rte 55 W. Turn left onto Indian Lake Road. House on the left.

ACCESS: Schedule via ShowingTime

PROPERTY IMPROVEMENTS: The property was substantially renovated in 2017/2018:

- New oil-fired forced hot air systems
- Windows & sliding glass doors
- Heating systems and A/C
- New kitchen, including all new appliances.
- Outlets, light switches, thermostats
- Gutters (2020)
- Renovated bathroom
- New floors throughout
- New light fixtures
- Bosch 800 dishwasher installed (2021)
- HVAC serviced (2022)
- 7 Mysa thermostats added (2023)

HOA: By-laws available upon request.

Annual dues: \$550/year, includes road plowing and maintenance, common area/lake maintenance, and a float in the center of the lake. Another \$550 a year if the property is rented.

HOUSE CONTENTS: All house contents, with the exception of small personal items, are included in the sale price, making this truly a turnkey property.

PROPERTY TAX:

- Town: \$2,062.32
- School: \$1,645.07



ALSO FOR SALE: *Magnolia Lake House* – 15 *Indian Lake Rd, Ferndale, NY*. The carriage house is flanked by an enchanting lake house, which is also available for sale. The two houses are situated on two separate parcels and may be purchased separately or together.

Both houses – 13 Indian Lake (Magnolia Carriage House) and 15 Indian Lake (Magnolia Lake House) are on municipal water/sewer, are conveyed on the same deed with separate taxes and electric meters and are only connected by the catwalk, which will be removed in the event of separate purchases.

Please see the 15 Indian Lake Brochure for more information.

#### SHORT-TERM RENTALS:

Both the lake house and carriage house have been used as a short-term rental through Red Cottage Inc., who has pre-extended an invite for the new owner(s) to continue renting.

Combined Gross Rental Income: 13 & 15 Indian Lake:

2020: \$60,000  
2021: \$55,000  
2022: \$58,000