



144 Anawanda Lake View Road, Roscoe, NY 12736
\$1,975,000

Anawanda Lake House

With a serene lakefront landscape and an attractive modern façade, this architectural gem is cleverly constructed featuring the Turkel Design signature post-and-beam form. With a heavy dose of Scandinavian hygge, this home is making its debut in time for a cozy winter season with a generous runway to prepare for hosting in the upcoming spring and summer months.

The Setting. The house sits on the edge of a private lake community in the Catskills foothills.



The Particulars

5 Bedrooms / 5 Bathrooms / ~4,482 SqFt
Year built: 2021 / Acres: 0.2135

Top amenities:

- Deeded lakefront
- Great room with guest wing
- Primary suite with private patio
- Ground floor guest bedroom
- Indoor/outdoor fireplace

Connectivity:

- High speed Spectrum cable internet
- Moderate cell reception

Appliances, all new 2021:

- Range/oven
- Fridge (two)*
- Convection oven (two)
- Dishwasher (two)
- Trash compactor (three)*
- Washer/dryer

*The fridge and trash compactors in the main kitchen are delayed due to supply chain issues but will be complete prior to sale.

Utilities:

- *Heat/A/C:* Radiant floor heat in all bathrooms, forced air heat and air conditioning throughout home
- *Fuel:* 1000-gallon propane tank, buried and owned, fueling the range/oven, water heaters and furnace
- *Water heaters:* propane, on-demand, one for east side of house, one for west
- Drilled wells: one capped, one active
- Septic installed 2021



Showing Information

Directions: From Callicoon Center, drive north on Anawanda Lake Rd for 1.5 miles. Turn left onto Anawanda Lake View Rd for 0.7 miles. The house is on the right, directly on the lake. There is no real estate sign at the seller's request.

ACCESS: Schedule via ShowingTime. Listing agent to attend all showings. **Please remove shoes or wear booties provided at front door. *No personal photos/videos permitted. Masks required.*

FURNITURE/CONTENTS: All contents available for an additional price. Some small staging items excluded.

PROPERTY DETAILS:

The home is situated on what was originally two separate lakefront parcels. The two original homes were removed, and the new home finished construction in 2021. The home has never been occupied.

Construction details include:

- *Permits/CO:* Construction completed in November 2021. Permits are closed. Certificate of Occupancy is obtained.
- *Architect:* Turkel Design
- *Landscaping:* Studio 2112 Landscape Architecture, including retaining walls, trees and general landscaping/planting.
- *Septic System:* The two original septic systems have been removed and replaced with one new septic system. The leach field is on the side of the house (left side if you are on the street facing the house) and the tank is in the yard directly in front of the great room.



Construction details, continued:

- *Well:* The two original wells are still present on the home site. One is located at the driveway and is currently hooked up to the new house. The second well is now capped and is in the crawlspace of the new house.
- *Crawl space:* There are two unfinished crawl spaces, one on both sides of the house. These contain the utilities.
- *Attic:* There are two unfinished scuttle attics, one on both sides of the house.
- *No buried oil tank*
- *Layout:* This is a 5-bedroom home with multiple flexible use spaces.
- *Roof:* Standing seam metal roof, including partial flat roof engineered for a gravel roof.
- *Home system:* Elan & Lutron systems

OUTBUILDING (2021): Storage shed with two levels and electricity. Upper level shed convenient for landscaping; lower level for canoes/kayaks with easy access to lake. No water/sewer/insulation.

LAKE ACCESS/EASEMENT: Privately owned 45-acre lake. The lake owner has a shoreline easement. This property has deeded lake access and is permitted to cross the easement and to install/maintain a private dock.

Previous Taxes (do not yet reflect 2021 construction):

- Town: \$4,481
- School: \$4,568

HOA: There is no formal HOA, but some homeowners in the community have formed an informal HOA. The annual dues are \$25.

ROAD MAINTENANCE: The road around the lake is a county road and is maintained and plowed by the town.