



15 Conklin Hill Road, Livingston Manor, NY 12758  
\$295,000

## Covered Bridge Cabin

Covered Bridge Cabin can be found nestled in the hamlet of Willowemoc's old growth, wild forests just outside of Livingston Manor, NY. This friendly cabin blends classic log home construction and rustic charm to create an incredibly comfortable weekend escape.

*The Setting.* This 3-season house sits on 0.53 acres on a road that leads to a historic covered bridge. Just a 14-minute drive to Main St. Livingston Manor, and 100 miles to NYC.



## The Particulars

Bedrooms: 2

Bathrooms: 1

Square Footage: 616

Acres: 0.53

Year built: 1974

Short-term rental friendly: Yes

Top amenities:

- Wood Stove
- Covered balcony
- Outbuilding 12x16, insulated
- Unlimited access to fishing walkable from property

Connectivity:

- Spectrum cable internet
- No cell service

Appliances:

- Range/oven
- Fridge

Utilities:

- Electric baseboard heat
- Electric hot water tank
- Drilled well, located behind house
- Electric, 100 amp, NYSEG
- Septic system unknown: Infrequent use, never pumped, but no issues.



## Showing Information

Directions: Head northeast on Main St toward Old Rte 17/Rock Ave, turn left onto Old Rte 17/Rock Ave in 0.1 miles turn right onto Debruce Rd. Follow Debruce for 7.6 miles, then turn right onto Conklin Hill Rd. House is on the left.

ACCESS: Schedule via ShowingTime

### PROPERTY IMPROVEMENTS:

House built in 1974:

- Drilled well located behind house, 1987
- Stone wall built by owners with stone from property, 1990s
- French drain installed, 2003
- Insulated outer wall of foundation with 2-inch Styrofoam, 2003
- Aluminum gutters installed, 2014
- Double paned argon gas tilt windows, 2016
- Architectural shingle roof, 2016
- Southern yellow pine flooring in living area, 2017
- Ceramic tile bathroom flooring, 2017
- Mr. Goodbar removable security bars on windows, 2018
- Applied Behr premium waterproofing wood finish to interior and exterior walls, 2018
- Anderson retractable storm door, 2020
- Interior basement walls dry lock sealed, 2020

Outbuildings:

- Outbuilding (2012): 12'X16', insulated interior walls
- Wood Storage Shed (2012): 8'x8'

"AS IS":

Home is being sold "as is" for ease of sale. No known issues.



#### SEASONAL PROPERTY:

The home is currently a seasonal home since pipes aren't buried below frost line and basement is unheated. Owners have used it year-round, however. The log home provides natural insulation. There are electric baseboard heaters in each room, plus the wood stove to keep the full cabin toasty. The owners have never had pipes freeze, but they drain the pipes in the winter when they leave just to be safe.

#### ROAD MAINTENANCE:

Conklin Hill Road is maintained and plowed by the town. Fully accessible during the winter months, with two full time residents on the road.

#### EASEMENTS:

*Spring House:* There is a small, wooden spring house at the roadside edge of the property. It sits on a tiny, non-buildable parcel owned by a deceased individual. The town has taken responsibility for removing the spring house and capping the spring, but this likely won't happen until spring 2023. The 15 Conklin Hill deed still references an outdated easement for 19 Conklin Hill to access that spring house. 19 Conklin Hill no longer uses that spring house easement, as it since has its own drilled well.

*Well overflow:* The well is located behind the house. It's a shallow well with an overflow line that crosses the neighbor's property – 19 Conklin Hill – and empties into the creek. 15 Conklin Hill is responsible for any future repairs to the overflow line across the neighbor's property, if needed.

#### Taxes:

- Town: \$1,194.09
- School: \$1,250.28