



162 Peakville Rd, East Branch, NY 13756  
\$410,000

## Peakville Haus

A taste of Scandinavia in the Catskills nestled in a quaint village of yesteryear, Peakville Haus offers dreamy old-world charm and design-forward aesthetics. The main house has a cozy layout with two bedrooms and one bath, and the detached Annex provides ample bonus studio, office, guest or Airbnb space.

The Setting: Perched amongst the rolling mountains down a quiet dead end country road paralleling the Beaverkill River, Peakville Haus sits on a tranquil lot with stone walls and native plants, all just minutes from the Catskills trendiest hot spots.



## The Particulars

### *Main House*

Bedrooms: 2

Bathrooms: 1

Square Footage: ~1,300 (estimated)

Acres: 0.51

Year built: ~1890

### *The Annex (above the detached garage)*

Bedrooms: 2

Bathrooms: 1

Kitchenette and living area

Square Footage: ~450 (estimated)

Seasonal water; heat is on year-round

Year built: ~1940

### Top amenities:

- Stylish designer finishes
- Furnished accessory dwelling for studio, guests, Airbnb
- Gorgeous light throughout the day
- Wood-burning stove
- Beautifully landscaped with stone walls and native plantings
- Covered bluestone porch
- Many newer updates, and stylish designer finishes
- Sale includes 2 folding bikes for sunset rides along the Beaverkill River

### Connectivity:

- High speed cable internet via Frontier
- Cell reception is fair

### Appliances:

- Range/oven (propane)
- Fridge
- Dishwasher
- Washer and dryer (electric)





#### Utilities:

- Septic: Concrete tank, pumped in 2019
- Water: 200ft drilled well
- Heat: Forced air propane furnace (Nest thermostat) and electric baseboards
- Fireplace: Wood-burning stove
- Hot water: Electric stand-alone tank
- Electric: 200amp, NYSEG

#### Showing Information

Directions: Google Maps will lead you to 162 Peakville Rd in East Branch, NY. From NY-17 take exit 90. Follow O&W Road along the Beaverkill River; continue past the "dead end" sign; slight right at the dead end where you will see multiple driveways; look for the "Catskill Mountain Houses" sale sign and continue on the gravel drive to the left of the white house (Peakville Haus).

ACCESS: Schedule via ShowingTime.

#### SHOWING INSTRUCTIONS:

- Buyers are to be accompanied at all times.
- Please remove shoes inside the house.
- No dogs in the house, no exceptions. Dogs are to be kept on leash while on the property.

FURNITURE/CONTENTS: The Peakville Haus Annex ONLY is being sold fully furnished with the exception of the dining table, dining chairs, and personal items. Sale also includes 2 folding bikes for cruising right out your front door. Please inquire for details.



#### HOUSE IMPROVEMENT HIGHLIGHTS:

- New Roof 2015 (new roof over 2nd bedroom 2022)
- New propane furnace installed 2020, serviced 2022
- New water heater 2019
- French drains around back porch and garage
- All new insulated windows within the past 10 years
- Bathroom renovated with new plumbing 2020
- 2nd "sunken" bedroom renovated 2022
- Landscaping includes restored stone walls, native plants, and blueberry bushes

#### THE ANNEX:

- Accessory dwelling located above the attached garage (built ~1940)
- Interior Square Footage: ~450 (estimated)
- Interior fully renovated in 2019
- 2 Bedrooms, 1 bathroom, kitchenette, living area, deck
- Airbnb History: Booked solid spring-fall 2020-2021. Average annual rental income \$10,000.
- New siding 2012, new roof 2015
- Septic: Shared with Main House
- Water: Shared with Main House. The water line is seasonal as it is not below the frost line. It is currently used approx. May-Dec.
- Heat: Insulated in 2019. Electric baseboards can be used year-round, only the water is seasonal.
- Hot water: Electric stand-alone tank located in the garage below the Annex.
- Electric: Subpanel located in the garage below the Annex.



#### TAXES:

- School Tax: \$1,085
- Town Tax: \$802

#### JUST A FEW NEARBY AMENITIES:

- Three storied public fishing access points within walking distance
- Natural mountain spring water ~15 minute walk
- East Branch hamlet ~2 miles and has a post office, gas station, farm stand, and Beaver-Del tavern
- Hiking & Outdoors
  - Partridge Island Walking Trail
  - Bouchoux Trail/Jensen's Ledges
  - Crystal Lake Wild Forest
  - Mud Pond and Trout Pond Hiking
- 15 minutes to food and drink in Roscoe
  - The Junction
  - Red Rose Tavern
  - Do Good Spirits
  - Roscoe Beer Company
- 25 minutes to food and drink in Livingston Manor and Callicoon
  - The Kaatskeller
  - Upstream Wine & Spirits
  - Upward Brewery
  - Walk In/Stumble Out
  - Sunshine Colony
  - Callicoon Wine Merchant