



Pinecrest

For sale by Catskill Mountain Houses.



194 Mapes Road, Barryville NY, 12719



Modern home with indoor/outdoor fireplaces, located in the Catskills foothills, and just 90 miles from NYC.

Perched on a bluff against six acres of lush, wild forest, the sleek and sophisticated Pinecrest blends modernism with the natural world.

Built in 2008 with a palette of concrete, glass, and wood, Pinecrest defines a category of minimalist, eco-friendly homes thoughtfully made with organic materials. This house is even LEED-Silver certified, thanks to its passive solar design, structurally insulated panels, and insulated concrete forms, making it an energy-efficient and earth-conscious property.

The Property

Property

Year built: 2008

Bed/Bath: 2/2 + bonus space

1,188 sq ft + 360 sq ft bonus space

Acres: 6.00

Road: Public road, Private driveway

Top Amenities

- Indoor/outdoor fireplace
- Deck & outdoor shower
- Bonus space
- Design appeal
- Radiant floor heating
- Passive solar design
- Privacy

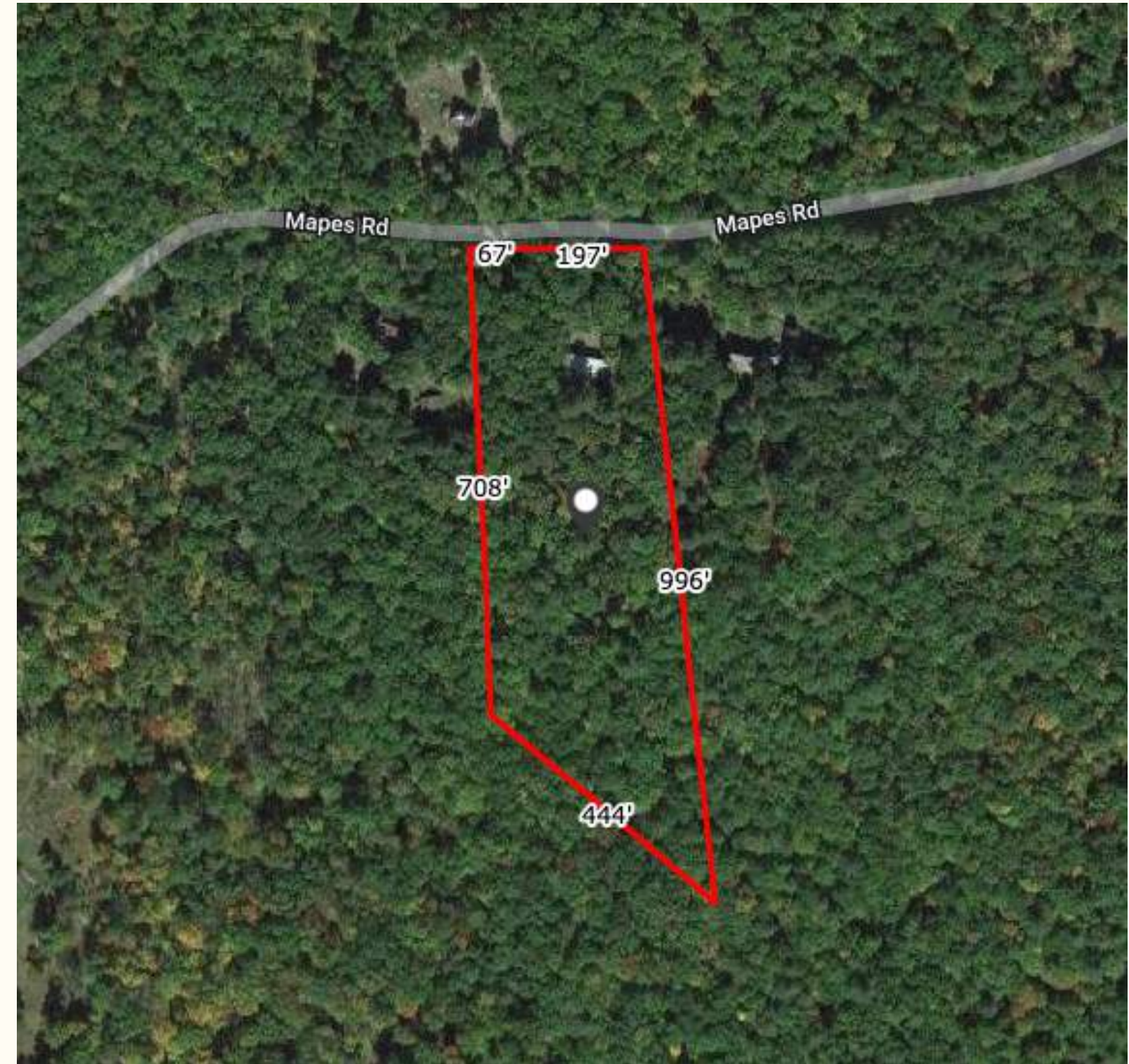
Town Taxes*

- Town: \$3,737.91
- School: 3,459.74

*Recently reassessed and will change to approx. \$8,500/year

Connectivity

- Internet: High speed cable internet
- Cell service: Good



The House

Polished concrete floors—complete with hydronic radiant heating—set the tone for the open living and dining area. The handsome kitchen gleams with stainless steel appliances and black-and-white finishes. Pour a morning coffee at the dual kitchen island / dining table before stepping through wide glass doors to take in the morning air. A modern fireplace makes a statement focal point for the living room. Oversized sofas and reading chairs work well alongside the immense glass windows, which welcome light in for reading..

Two bedrooms span either side of the main living area. Both are considerable, with expansive views, seating areas, and plenty of room for storage. In the primary bedroom, glass doors allow access to the outside deck and outdoor shower, and in the secondary bedroom, light spills onto a cozy elevated reading nook with built-in bookshelves, adding a warm touch to the house's sophisticated design.



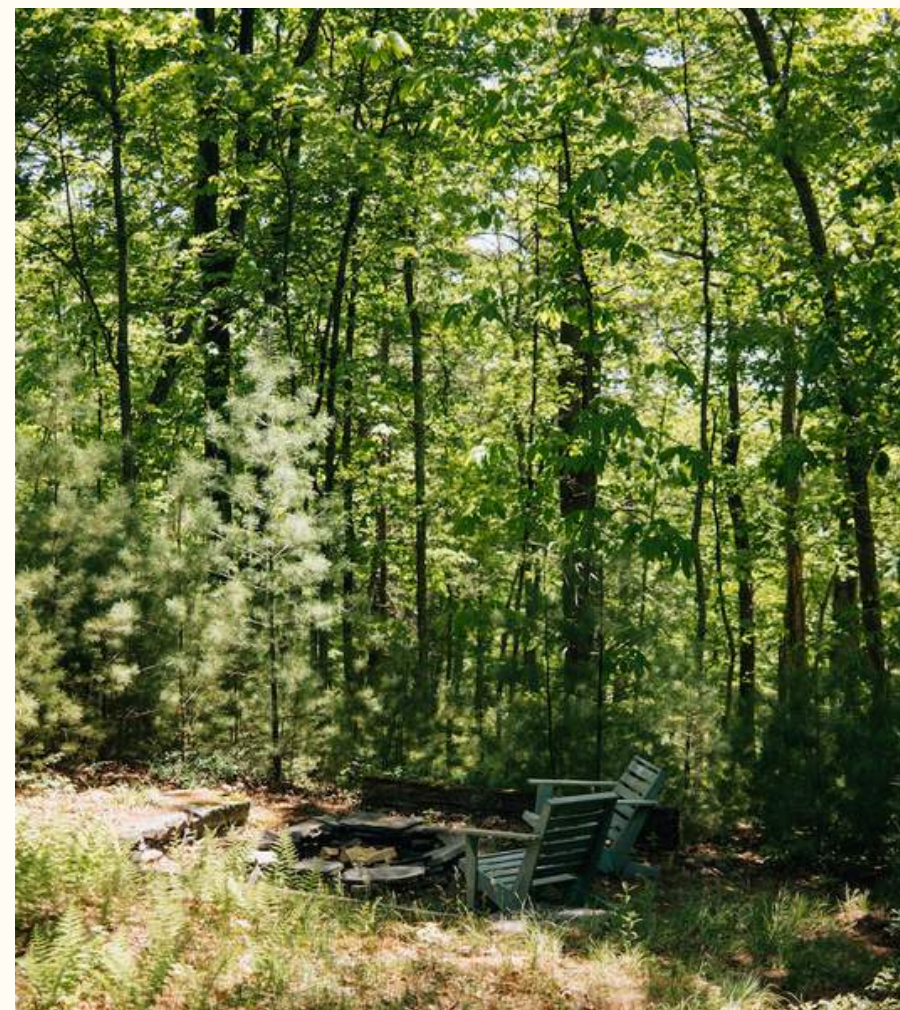
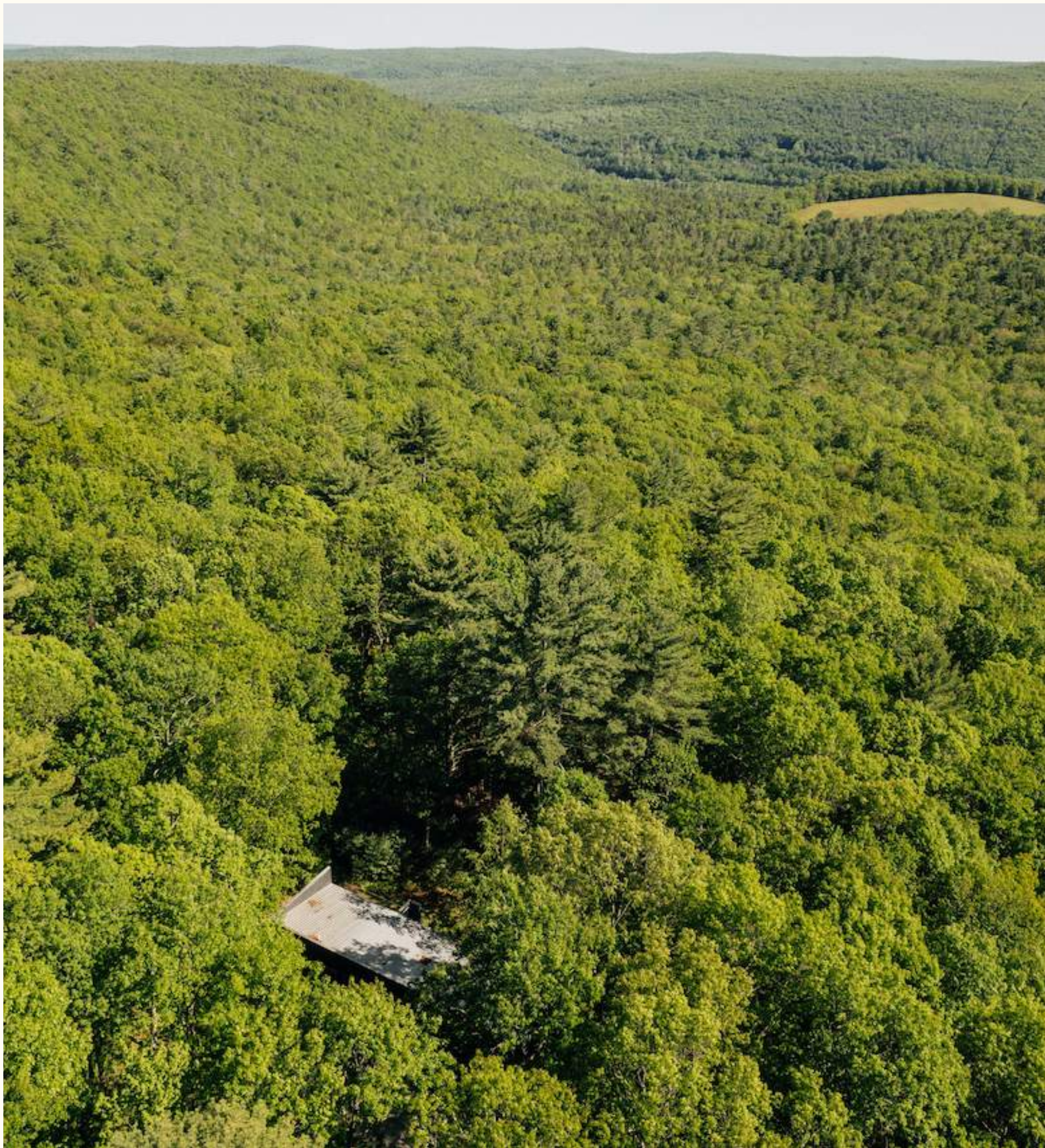




The Grounds

Six acres of forest ensure Pinecrest's serenity and privacy. The elevated deck integrates seamlessly with the surrounding treetops, giving a sense of living, resting, and dining in the trees. The outdoor fireplace and shower are luxurious amenities that further the home's sense of modern tranquility







House Details

Utilities

- Electric: O&R
- Heat: Radiant floor heating, propane
- Cooling: ERV system
- Propane: Supplier Malzhan Gas
- Water heater: Indirect (heated by gas boiler)
- Septic: installed 2008, pumped 2019
- Water: Drilled well, located front of house

Appliances

- Gas range/oven
- Fridge
- Dishwasher
- Microwave
- Washer/Dryer

House Contents - Included in sale -

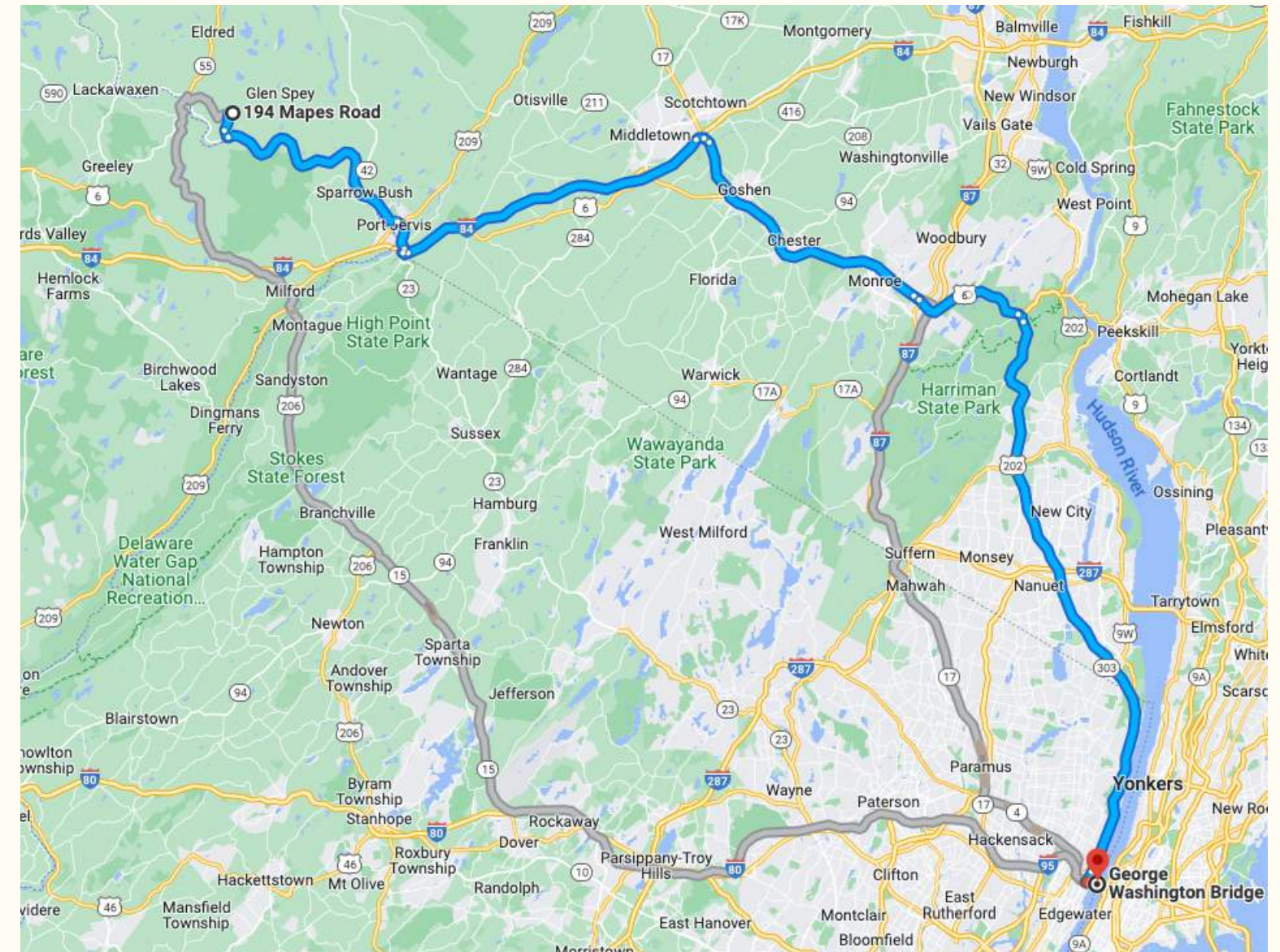
- Tall black kitchen island + the eight chairs that come with it.
- All outdoor furniture (Adirondack chairs, chairs + table, loungers).
- Media console in the basement.



Year built 2008 **Square footage** 1,188 + 360 bonus space

The Location

Pinecrest is located in Barryville, a dreamy and nostalgic riverfront hamlet. The Homestead School, a beloved Montessori school, is only twelve minutes away by car. Barryville has some exciting shops and places to eat. The Delaware River offers adventure, as well as great fishing, and tourist-friendly towns of Narrowsburg and Bethel are only a short drive. Port Jervis has a train direct to NYC, which is only 90 miles away.



Private Showings

By appointment only:

robin@catskillmountainhouses.com

