



The Towner

For sale by Catskill Mountain Houses.



20 3rd Ave, Narrowsburg, NY 12764



Satisfy your country house dreams without sacrificing your morning walk to the coffee shop.

This 1920's charmer was taken down to the studs and artfully reimaged by Major Jacks in 2023. The Towner feels modern with custom finishes, yet retains its vintage spirit, and offers the perfect balance between quiet country life and "in town" amenities with hip Main Street Narrowsburg like an extension of your backyard playground.

The Property

Property

Year Built: 1920 (renovated 2023)

Bed/Bath: 3/2

Square footage: 1,714 + finished basement laundry/mudroom area (~ 100sqft)

Acres: 0.57 per 2023 survey

Road: Public

Short-term rental friendly: Yes

Top Amenities

- Design appeal and recent renovation
 - Quick walk to hip Narrowsburg amenities
 - Gas fireplace
 - Detached garage
 - Turn key and easy maintenance
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Taxes

- Town: \$2,674.14 (2023)
 - School: \$2,563.20 (2023-2024)
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Connectivity

- Internet: Spectrum high speed internet available (per Spectrum)
- Cell service: Yes



The House

The front door opens to a foyer showcasing the original staircase and hints of chic solid wood flooring found throughout the main floor. Travel down the hallway into the heart of the home, a fully equipped chef's kitchen with a grand central island to gather guests, gas range, dishwasher, and loads of storage. Off the kitchen, find three flexible rooms. The first, a white washed extension currently set up as a dining room, has cathedral ceilings, a custom built-in bar, and glass sliders that lead to the back deck. On the opposite side, find a cozy den which could function as a larger, formal dining room, or can be closed off with two glass doors as private main floor sleeping or studio quarters. The third artery leads to the large living room with a dramatic gas fireplace for cozy winter scenes. Also on this level, find a full bathroom with a shower cleverly tucked under the stair.

Venture upstairs to find whitewashed original floors grounding three bedrooms, the largest of which can easily accommodate a king sized bed and additional furniture. Attic access from this space might also inspire possible expansion. The second bedroom accommodates a queen sized bed. Five generous closets - including two cedar closets - on this level provide ample storage. There is a windowed full bathroom with a soaking apron front tub, marble floors, custom vanity, and antique medicine cabinet.

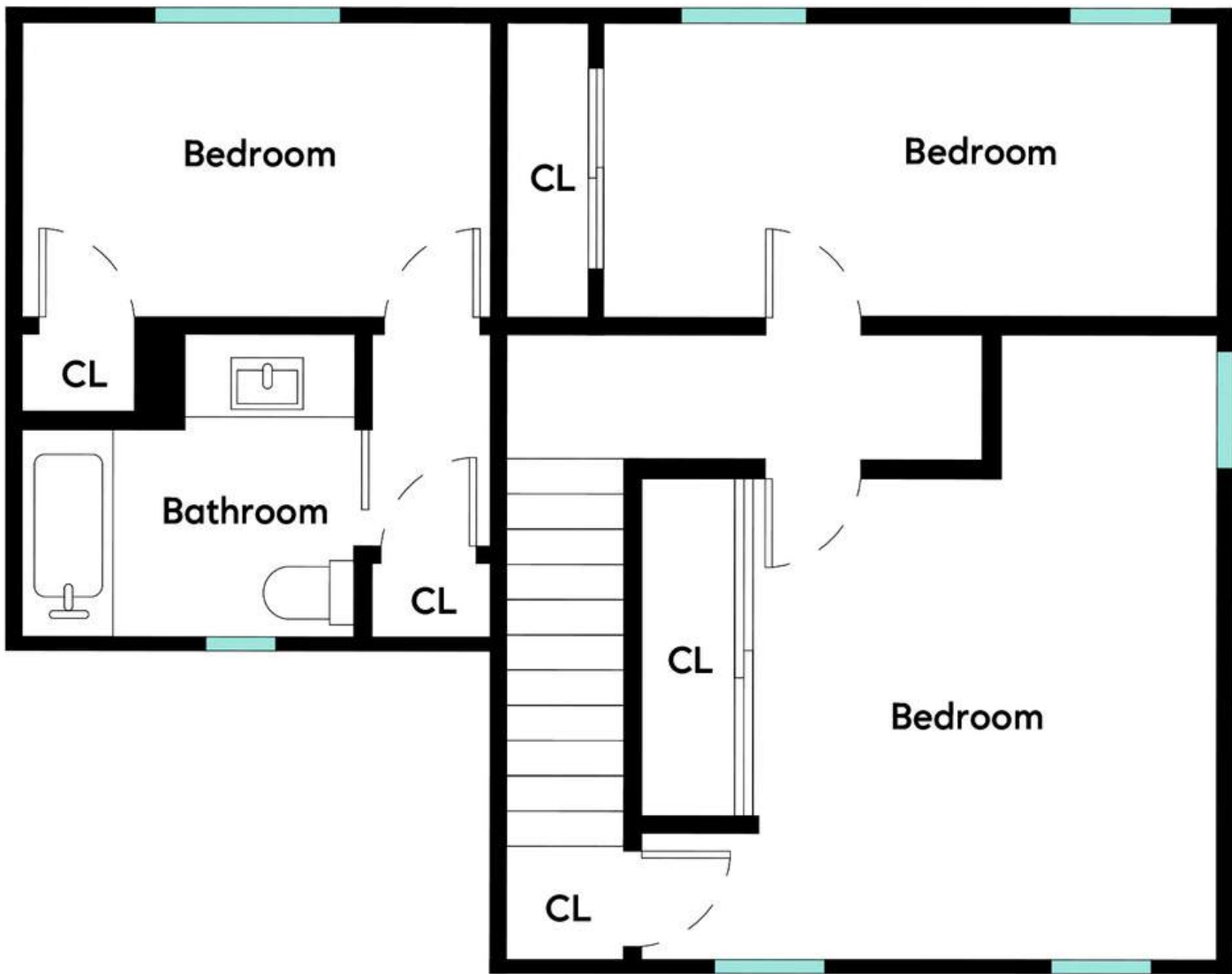
As a bonus, a finished basement laundry room with washer/dryer hook-ups doubles as a mudroom conveniently accessed from either the kitchen or a side door.







Second Level



Main Level



Notice: Floor plan for illustrative purposes only. We do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.

The Grounds

The house is tucked into a country quarter affectionately known as “The Flats” where you can stroll out your front door for a pleasant loop along the Delaware River, and likely run into friendly neighbors. The property is nicely buffered by a generous backyard to be admired over bar-b-ques and fire pits from the new deck. With popular restaurants, shopping, and conveniences within a 3 to 10-minute walk, make Main Street Narrowsburg an extension of your mode de vie, and satisfy your country life dreams without sacrificing your morning walk to the coffee shop or farmer’s market.

Not to be overlooked is a detached two-door garage - with new electric - offering loads of additional workshop or creative space.







House Details

Utilities

- Electric: NYSEG
- Heat: Electric baseboards
- Propane (cooking and fireplace): Cohecton Propane
- Water heater: Electric
- Town Water: Quarterly minimum usage charge is \$127 for \leq 9,125 gallons
- Town Sewer: Annual service charge \$456.40

Appliances

- Gas range/oven
- Vent hood (externally vented)
- Fridge
- Dishwasher
- Washer/Dryer (hook-ups only)

Furnishings/Contents

Listing price includes the below furniture:

- Black living room couch
- Kitchen island counter stools
- Orange coffee bar
- Wood framed wall mirror
- Queen upholstered bed frame
- Black vintage fire pit chairs

Additional furnishings available for purchase, please inquire.

Rugs by [Vintage Maroc](#), please inquire for pricing.



Year built 1920 (renovated 2023) **Square footage** 1,714 + ~100 sqft basement laundry/mudroom

Renovation Highlights

The Towner was gutted to the studs and reimaged by Major Jacks in 2023.

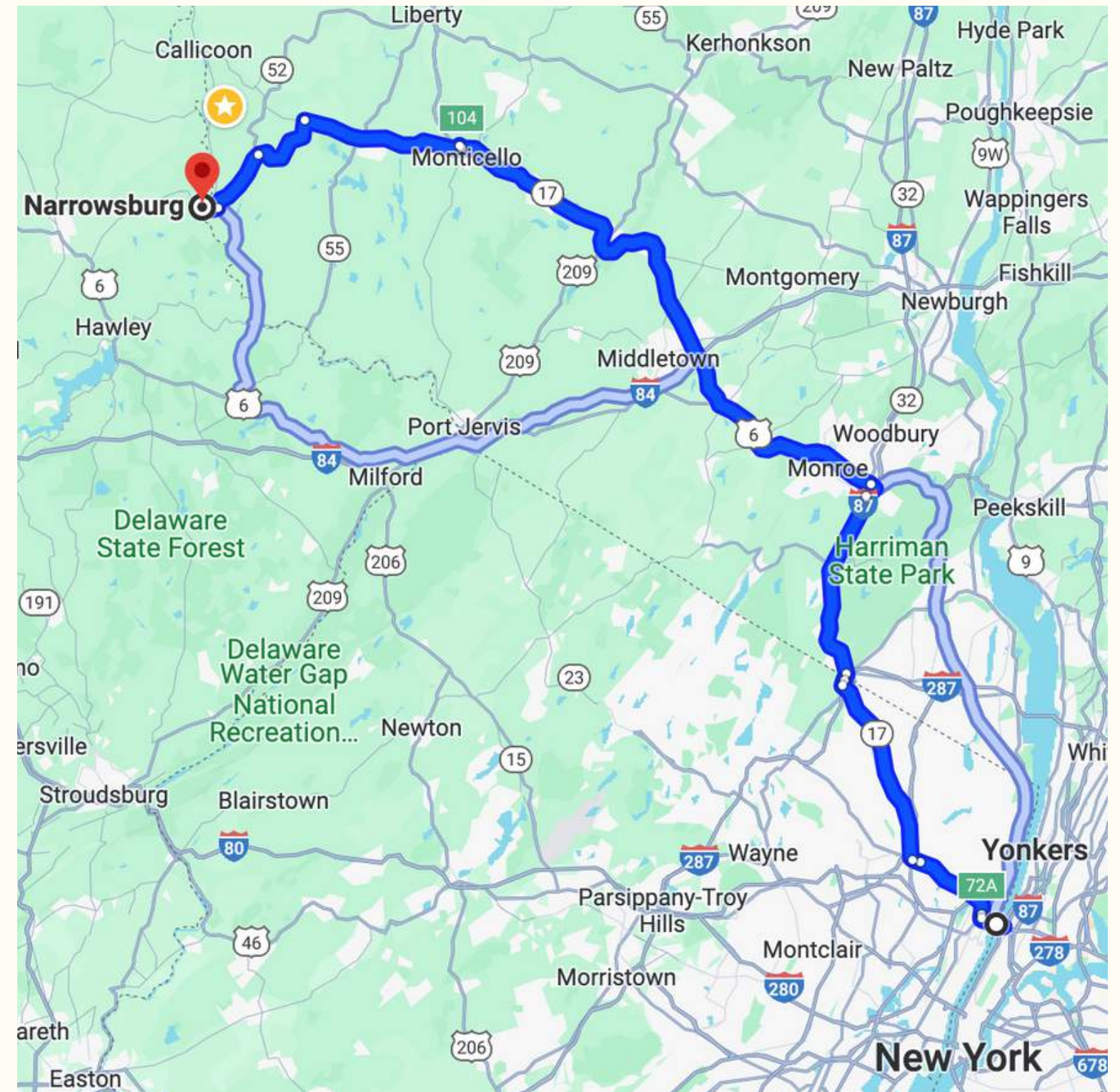
Work was done with Town permits. All inspections have been completed.

- New electric throughout (including detached garage)
- New plumbing throughout (including water heater)
- New insulation throughout (closed cell foam in all exterior walls and basement; R49 fiberglass in attic)
- New gas fireplace
- New hardwood floors in main living areas (original hardwood floors in extension and 2nd floor)
- Two new bathrooms
- New kitchen
- Designer custom finishes throughout
- New back deck
- New windows (2 large front windows; kitchen window)
- New gutters
- Newer exterior doors (sliders to deck; back door; brand new front entry and side garage door)



The Location

Experience the quiet of country life all within minutes to conveniences and adventure in the Delaware River Valley. The Towner is an ideal basecamp for all your “in town” and outdoor explorations. Venture just 10 minutes by car to hike the Tusten Trail or raft the river rapids, or 20 minutes to Callicoon amenities or the Bethel Woods Performing Arts Center. Accessible to New York City by car in less than two hours makes for an easy trip for a country escape or a full-time change of pace.



Private Showings

By appointment only:

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