



Eagle View

For rent by Catskill Mountain Houses.



205 Mathias Weiden, Narrowsburg NY 12764



Introducing Eagle View

Refined yet unpretentious, Eagle View hits all the upstate notes. With too many key amenities to mention in a brief introduction, you'll just have to keep reading. Now available as a twelve-month rental, and only 100 miles from NYC.

The Property

Property

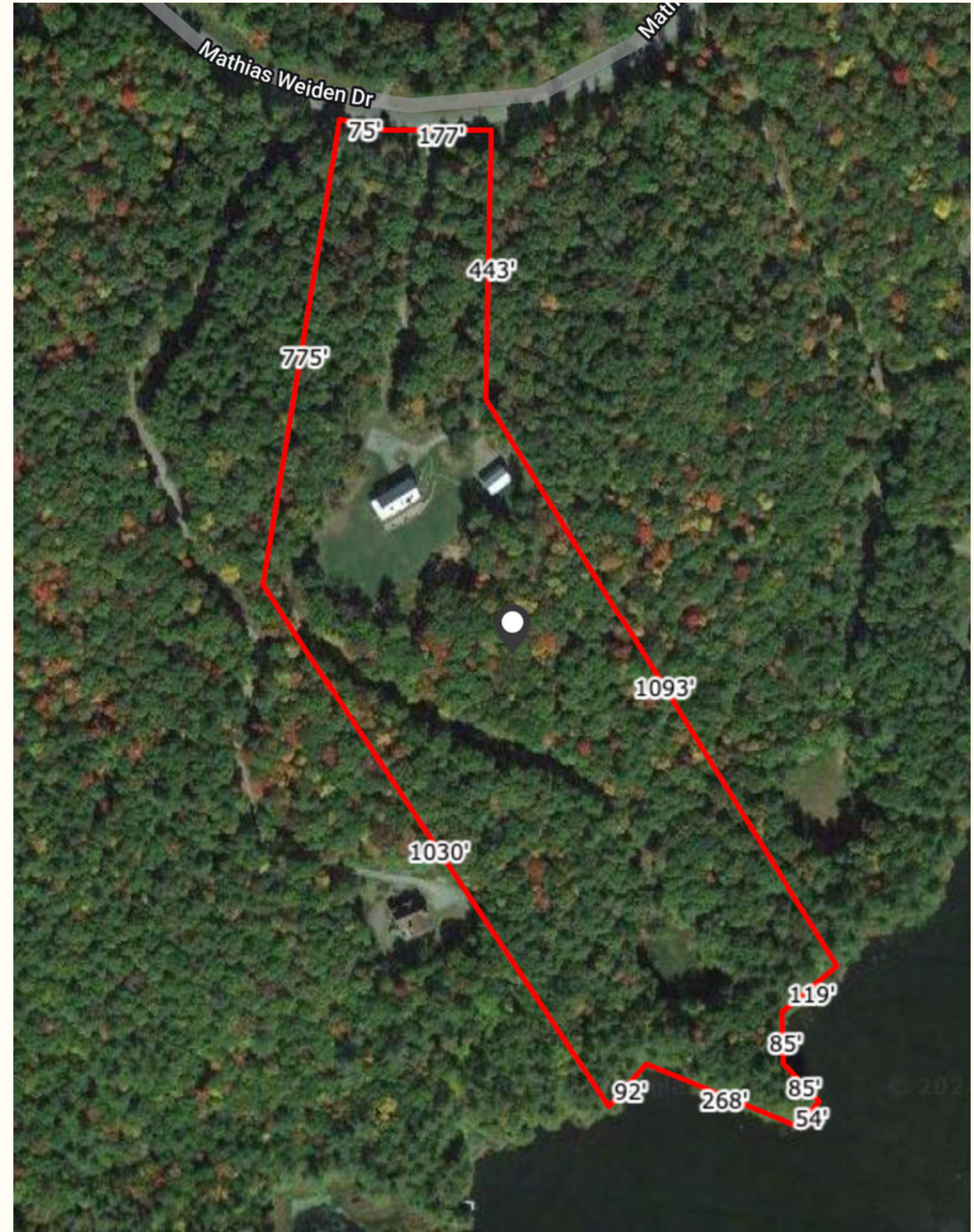
Year Built: 2012
Bed/Bath: 4/5.5
Sqft: 2,988 + 1,950 Sqft finished basement
Acres: 15.68
Road: Public, town maintained

Top Amenities

- In-ground pool
 - Lakefront (non-motorboat)
 - Indoor endless pool
 - Studio/Yoga/Gym
 - Home theater
 - Fireplace(s)
 - Large sundeck with garage doors opening to dining room
 - Fire pit
 - Privacy
 - Garage
 - EV charger
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Connectivity

- Internet: High speed Spectrum cable internet
 - Cell service: Good (ATT)
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The House

Built somewhat recently in 2012, but with more than a nod toward classic Catskills architecture, what we have here is arguably the best of both worlds. Charm and character with a modern and comfortable footprint.

You'll enter the front door into a rather large open plan living space. Soaring ceilings notwithstanding, the rooms still manage to have a very human scale. The living room with its pool table and cozy stone fireplace, flow into the dining room and chef's kitchen. The dining area's garage doors opening onto the large sundeck are a crowd favorite. Everything is positioned just to make sense here - who doesn't love a strategically placed set of barstools conveniently out of the chef's way yet within storytelling distance.

The ground floor is rounded out by two en suite guest rooms and a half bath.

Upstairs is a stunning primary suite, lofted yet private. A suspended fireplace overlooks the living space below, and an expansive en suite bathroom features double sinks, a walk in shower and luxurious bathtub.

The finished basement is a world of its own, not average. This additional 1,950 square feet is home to an indoor endless pool, a home theater/extra guest room, two full bathrooms and room to spare.





House Details

Utilities

- Electric: NYSEG
- Fuel: Propane (CES), propane tank located underground near generator
- Internet: Spectrum
- Heat: 3 heating/cooling zones, controlled by Nest thermostats. House: Forced hot air, Radiators, Radiant floor heat (basement). Studio: Baseboards. Furnace new October 2023.
- Cooling: Central A/C
- Water heater: Tank less coil
- Septic: Tank pumped in 2023
- Water: Drilled well, located in front of house
- Water heater: Navien

Appliances

- Oven/Range
- Fridge
- Dishwasher
- Microwave
- Washer/Dryer
- Propane grill
- Plate warmer

House Contents - Fully furnished

Tenant Expenses

- Security: 1-month's rent
- Propane: ~3,600/year
- Electricity: ~250/mn Oct-May, ~350/mn summer (pool season). Includes current EV charger usage.
- Internet: ~140/mn
- Mowing: ~125/mn, 3 times/mn
- Plowing: ~125/plow
- Pool maintenance: ~2,500/season, maintenance visits are every 2 weeks, total cost will be lower since owners will open the pool
- Cleaning: ~250/mn



Year built 2012 **Square footage** 2,988 + 1,950 Sqft finished basement



The Grounds

Shrouded in sunny privacy, the house is set back from a quiet country lake road on over 15 private acres. With a private lakefront and dock, an inground pool, forests to explore and loads of grassy space to play, the outdoor options are not lacking.

Add to this the 40x50 detached garage with an airy studio/home gym, and safe to say there are some wellness goals to be realized here. And keep an eye out for eagles.

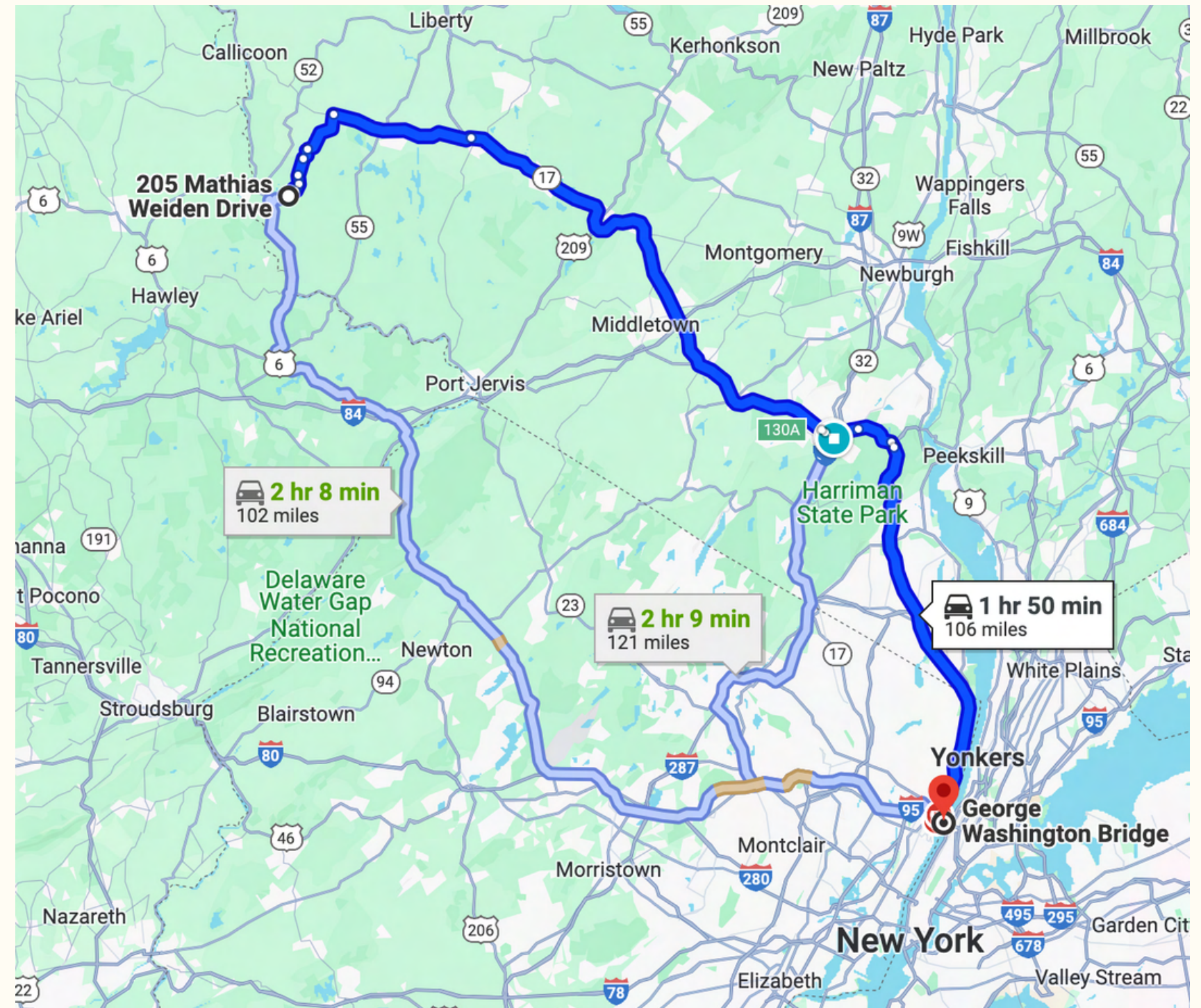


The Location

This setting is ideal for hosting both on the property and at a variety of nearby restaurants and cocktail bars. Eagle View is located just a few short miles from trendy Narrowsburg, and about 100 miles from New York City.

We recommend exploring the region's essentials and amenities. Escape Brooklyn has some useful guides of nearby towns, [Barryville](#) and [Narrowsburg](#), which are good jumping off points when exploring the area.

Located in the Delaware River Valley of the Catskills foothills, Eagle View is an ideal basecamp for all your outdoor explorations.





Private Showings

By appointment only:

jill@catskillmountainhouses.com

Note: Security cameras with audio: one outside, one inside by the kitchen on the ceiling.

