



21 Aspen Way, Narrowsburg, NY 12764
\$525,000

Aspen Way

Introducing Aspen Way, a secluded mini-estate within minutes of trendy Main Street Narrowsburg. This dreamy farmhouse style residence offers old world charm and modern details wrapped in a newer construction home. Bask in back porch sunset cocktails from a wood-fired hot tub overlooking your grounds. Located inside the Catskill foothills and just 100 miles from NYC.

The Setting: Nearly seven private, bucolic and woody acres at the end of a quiet country road. A short drive to fishing, hiking, restaurants, shops, the Delaware River and Narrowsburg hot spots.



Showing Information

ACCESS: Schedule via ShowingTime or email robin@catskillmountainhouses.com.

SHOWING INSTRUCTIONS:

- Please remove shoes inside.
- No pets allowed inside.

DIRECTIONS: Google Maps will lead you to 21 Aspen Way, Narrowsburg. From NY-97 turn onto Arena Ct, keep right onto Woodoak Dr, turn left onto Aspen Way.

The Particulars

Bedrooms: 2

Bathrooms: 1.5 + bonus full bath in basement
Square Footage: ~1,400 + ~800 bonus finished walk-out basement

Acres: 6.75

Year built: 2010

Short-term rental friendly: Yes

Top amenities:

- Setting and seclusion
- Bonus finished walk-out basement with 2nd full bath
- Wood-fired hot tub
- Oversized bluestone fireplace
- Sundeck overlooking croquet lawn
- 7-minute drive to Main Street, Narrowsburg and the Delaware River

Connectivity:

- High speed Spectrum cable internet
- Good cell reception



The Particulars, continued

Appliances:

- Oven/Range, gas
- Fridge
- Dishwasher
- Washer/Dryer
- Basement freezer
- Outdoor kitchen: Gas grill, Egg smoker, Mini fridge
- Portable generator

Utilities:

- Septic: installed 2010, riser located on left side of house, last pumped 2022
- Water: Drilled well, located next to shed
- Heat: Hot water radiators, electric baseboards in basement
- Hot water: Tankless coil, on-demand
- Electric company: NYSEG
- Fuel: Propane. Fuel provider Combined Energy Services, CES owns propane tank

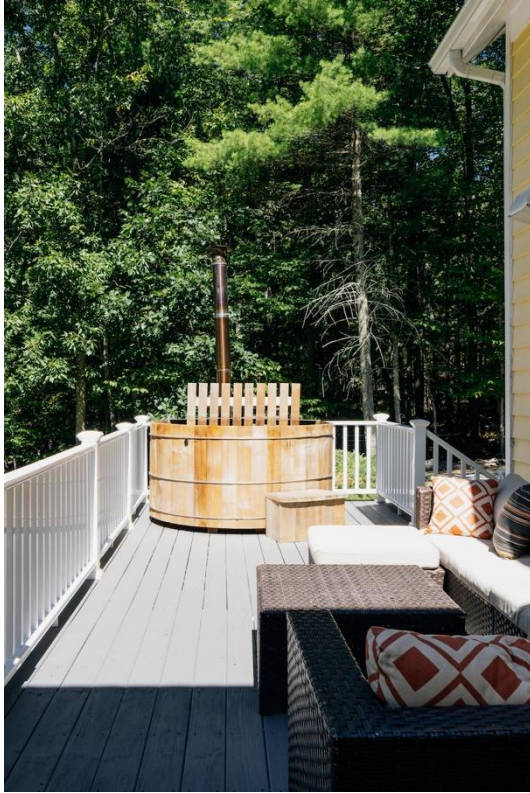
Property Taxes:

- Town: \$2,831
- School: \$2,876

HOA: No HOA or HOA fees.

Road: Town maintained road

Survey: Available upon request



UPDATES & HIGHLIGHTS

- New boiler installed November 2021
- Chimney cleaned 2019
- Roof same age as house 2010
- New well pump installed 2015
- Radon mitigation system installed 2015
- Basement finished in 2015
- Shed built in 2018
- Back deck re-built in 2016
- Back stone patio and outdoor kitchen added in 2019
- Wood-fired hot tub installed in 2016
- Installed deer proof fencing for garden and raised beds
- Updated hot water heater parts

FURNITURE/CONTENTS

- Wood-fired hot tub included with sale.
- Raised garden beds included with sale.
- Shed included with sale.
- Living room and basement bookshelves *excluded* from sale.