



28 French Clearing Road, Forestburgh, NY 12777
\$279,000

French Clearing Cottage

This darling 1930's turnkey home has a smart and cozy layout with three bedrooms, one full bath plus powder room, a sunny three-season porch and spacious deck for entertaining.

The Setting: Nestled on just under one bucolic acre with a wooded backdrop and a serene babbling brook, French Clearing Cottage offers the best of both worlds where you can experience a country setting within a stone's throw of amenities, and short distance to secret hiking trails. Forestburgh is a hidden gem in the Sullivan County Catskills.



The Particulars

Bedrooms: 3
Bathrooms: 1.5
Square Footage: 1,392 + unfinished basement and attic
Acres: 0.63
Year built: 1938

Top amenities:

- Babbling brook with footbridge
- Sunny 3-season porch
- Large deck for entertaining
- Immaculate turn-key condition
- Close to amenities

Connectivity:

- High speed Spectrum cable internet
- Cell reception

Appliances:

- Range/oven (propane)
- Fridge
- Space for dishwasher hook-up
- Washer and dryer
- House generator

Utilities:

- Septic: Pumped in September 2021
- Water: Drilled well
- Heat: Hot water baseboard. Oil boiler refurbished in 2017; serviced in 2021
- Hot water: Stand alone, propane
- Electric: 200amp, Orange & Rockland



Showing Information

Directions: Google Maps will lead you to 28 French Clearing Rd, Forestburgh. From NY-42 S/Forestburgh Rd, turn onto French Clearing Rd (you will see the big red Forestburgh General Store at the intersection of NY-42 S and French Clearing Rd).

ACCESS: Please email erica@catskillmountainhouses.com.

SHOWING INSTRUCTIONS:

- Buyers are to be accompanied at all times.
- Please remove shoes inside the house.
- No dogs in the house. Dogs are to be kept on leash while on the property.
- Attic access is NOT permitted except during home inspection.

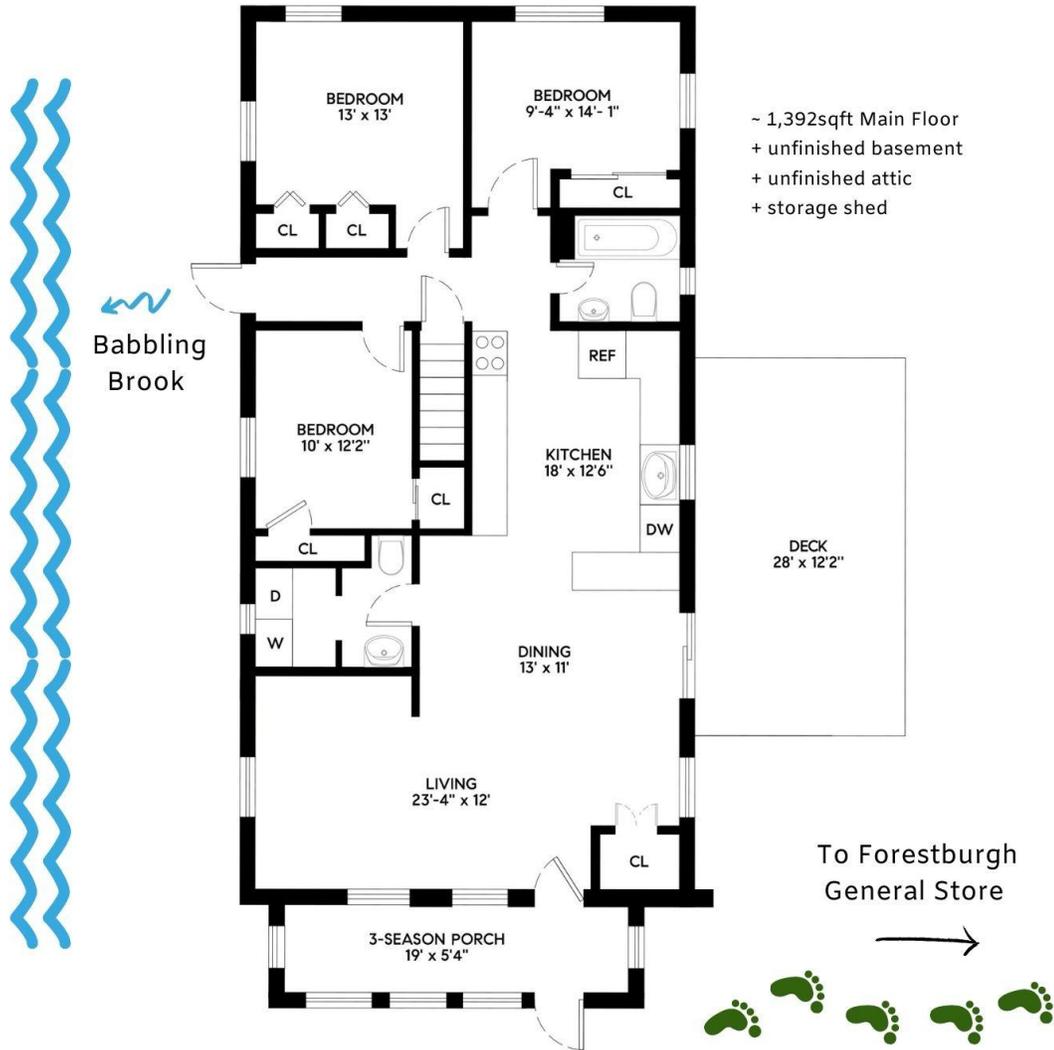
TAXES:

- School Tax: \$1,928
- Town Tax: \$1,845

HOUSE IMPROVEMENT HIGHLIGHTS:

- New Roof 2021
- New Deck 2021
- Boiler Refurbished 2017

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Forestburgh, NY | Sullivan County Catskills



Disclaimer: 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.