




Shandeele Brook House

For sale by Catskill Mountain Houses.

 29 Back Shandeele Road, Livingston Manor, NY 12758



Abutting the peaceful brook from which it is named, Shandeele Brook House is a charming Cape Cod on over half an acre of land, minutes from Main Street Livingston Manor.

Built in 1937 and fully renovated between 2018 and 2022, this 4 bedroom, 2.5 bath home spans 2100 square feet and has plenty of outdoor space. Included in the sale is an additional quarter-acre parcel of land near Shandeele Lake, which allows for lake access rights. Also included in the sale is most of the furniture and house contents, making this a true turnkey home.

The Property

Property

Year Built: 1937
Bed/Bath: 4/2.5
Sqft: 2,100
Acres: 0.62 + 0.25
Road: Public road, Private driveway
SBL: 4.-1-5.2 , 3.-4-7.1

Top Amentities

- Lake Access to Shandelee Lake
- Renovated
- Gas Fireplace
- Close to town
- Short term rental friendly

Town Taxes

Town: \$3,319.82
School: \$4,249.10

Connectivity

- Internet: High speed Spectrum cable internet
- Cell service: Spotty



The House

Ascending the steps up to the newly renovated main entrance and through the vestibule, the living room is to the left, where original wood details have been wonderfully preserved or restored. Unwind on the sofa in front of a cozy fire. A bright sunroom connects to the main living room, which would make an ideal work-from-home space or yoga room.

To the right is the open dining and kitchen area, where modern touches complement original details. Seating at least eight, the dining room lets the wood floors shine, leading into the thoroughly modern kitchen, where brand new granite countertops and sage cabinets house high-end, stainless steel appliances. The original shiplap-style ceiling offers a nice contrast to the modern, clean subway tile flooring and backsplash. A large sunny window frames the oversize sink. With plenty of space to cook and host, it is a room designed for dinner parties.

The extended primary bedroom was added to the house in 2018, complete with its own entrance, deck, and full bathroom, for complete privacy—a nice touch for short-term renters. A wide, six-paneled door steps through to the large en-suite bathroom.



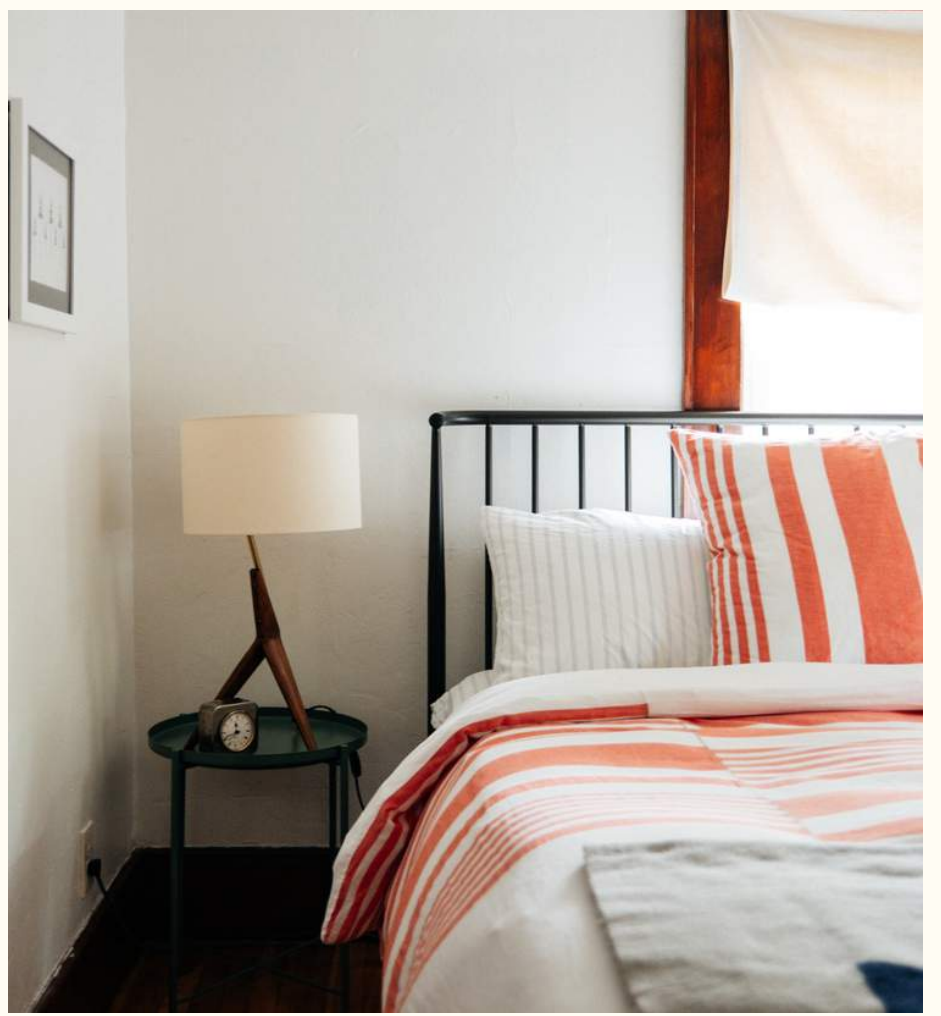
The House cont'd

At the top of the hardwood staircase are the three upstairs bedrooms. Two are outfitted with queen beds, and one with twin bunk beds. Original built-in bookcases and corner cabinets add historic charm to the rooms, and linen shades line the windows. A fully-renovated full bath, complete with linen closet, rounds out the top floor.

A finished walkout basement with separate root cellar supplements the square footage of this home. Exterior. Shandelee Brook House has undergone several thoughtful upgrades in the last few years. The part-clapboard, part-board-and-batten siding and trim have been washed, repaired, and painted. The decks have been recently stained. To prevent snow buildup and ice dams, heating cables have been installed along both roofs. The stone chimney, an original detail, is a statement.







The Grounds

The two outdoor decks and a natural cleft stone patio make for easy enjoyment of the grounds. Enjoy your morning coffee from your private bedroom deck, and dine al fresco in the evening on the larger deck off the den. The beautiful patio is ideal for gathering, and a few steps away is a fire pit for all-season bonfires, with nearby wood storage. White fencing creates privacy from the road. A garden shed adds storage for your outdoor needs.

Less than a mile away, the additional land parcel allows for access to Lake Shandeelee, a private, quiet non-motorboat lake. Use this land to store your canoe or boating equipment.







House Details

Utilities

- Heat: Electric radiant wall-mounted heaters
 - Hot Water: Electric stand alone
 - Water: Drilled well, located next to house
 - Septic system: Cesspool
 - Fuel: Propane (fireplace + range/oven)
 - Electric: NYSEG
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Appliances

- GE Range/Oven (propane)
 - GE Refrigerator
 - Samsung Dishwasher
 - Samsung Microwave
 - Samsung HE Washer/Dryer
 - Samsung Refrigerator (in basement)
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Survey

No recent survey available.

Furniture/Contents

Sale price includes furnishings/contents, less some personal items.



Year built 1937 Square footage 2,100

Highlights

Renovations

- House built in 1937
- Portion of the backyard was leveled to install natural cleft stone patio and privacy wall off of the side deck, 2022
- House power-washed, fascia board repair, and painted, along with staining the decks, 2022
- New tile flooring in the kitchen, 2021
- New hardwood flooring in primary bedroom, 2021
- Roofline heat cable installed on both roofs on the back of the house to prevent snow build-up and ice dams, 2021

Tax Abatements

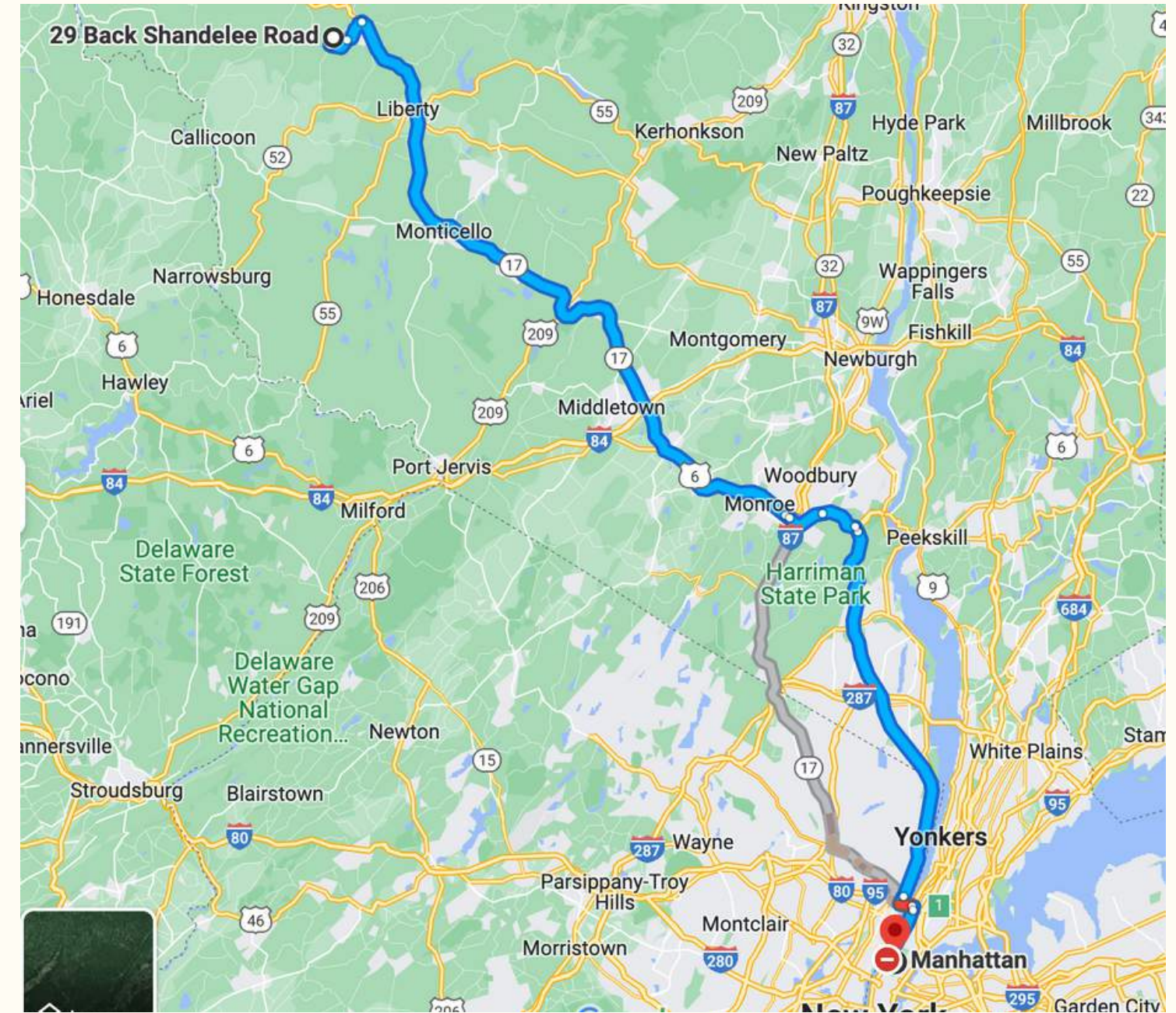
This home does not qualify for any tax abatements.



Year built 1937 **Square footage** 2,100

The Location

The Livingston Manor zip code is a covetable one, and a lure for short-term renters. Shandeele Brook House is a 6 minute drive to Main Street, where there are plenty of restaurants, grocers, and shops—many of which are open seven days a week. Only 100 miles to NYC.



Private Showings

By Appointment only:

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