



29 Lexie Lane, Roscoe, NY 12776
\$595,000

Fernside

Meet Fernside – two homes, both full-season and turnkey, just minutes from essential Catskills towns like Roscoe and Callicoon, and 120 miles from NYC. The original home has been reimagined over the past several years into a hip and intimate hideaway, with many entertaining areas both inside and out. A design-forward, newly built guesthouse is the capstone.

The Setting: Over five secluded acres of blueberry bushes, ramps and forests. A short drive to fishing, hiking, restaurants, shops, and essentials.



Showing Information

ACCESS: Please email
robin@catskillmountainhouses.com.

FURNITURE/CONTENTS: Available for sale –
please inquire.

The Particulars

Acres: 5.39

Road: Private road with shared maintenance
agreement between neighbors.

Top amenities:

- Guesthouse
- Deck(s)
- Wood stove(s)
- Hot tub
- Privacy

Connectivity:

- Starlink internet, Exede internet
- Good cell reception with AT&T booster

Property Taxes*:

- Town: \$1,301
- School: \$1,617

**Taxes do not yet reflect construction of
guesthouse completed in 2022.*



The Particulars, continued

Main House

3 Bedrooms / 1 Bathrooms / 1,040 SqFt

Year built: 1992

Appliances:

- Range/Oven
- Fridge
- Dishwasher
- Washer/dryer

Utilities:

- *Heat:* Electric baseboard, Wood stove
- *A/C:* Window unit
- *Fuel:* Electric, propane oven/range
- *Water heater:* Electric
- *Electric:* NYSEG, 200amp
- *Drilled well:* Shared with guesthouse
- *Septic:* Located behind house

Guesthouse

Studio / 1 Bathroom / 394 SqFt

Year built: 2022

Appliances:

- Range/Oven
- Fridge

Utilities:

- *Heat:* Electric baseboard, Wood stove
- *Fuel:* Electric, propane oven/range
- *Water heater:* Electric
- *Electric:* NYSEG, 100amp
- *Drilled well:* Shared with main house
- *Septic:* Located behind back deck



RENOVATION & CONSTRUCTION HIGHLIGHTS:

Main House

- Upgraded 200-amp electric panel and service, 2022
- New well pump, 2022
- New metal roof, 2017
- Exterior and interior fully painted since 2015, touched up in 2022
- Renovated kitchen, 2015
- Renovated bathroom, 2015
- Added ceiling fans
- Added dimmers in all rooms
- New washer/dryer service in basement
- All appliances new from 2015
- New wood burning stove, 2015
- New private road, 2019



Guesthouse (all 2022)

- Custom design
- Black metal roof
- Rough cut board and batten siding milled locally
- Tongue and groove wood interior
- Wood flooring
- Closed cell foam insulation underneath structure and in roof
- Water lines buried below the frost line – full season guesthouse
- Venting skylights
- Certificate of Occupancy in progress for September 2022