




# Knickerbocker

Design + Build by Homesteadt.

For sale by Catskill Mountain Houses.

 343 Knickerbocker Rd, Livingston Manor, NY 12758



Meet Knickerbocker, a designer-built, high efficiency home with a private sauna and expansive sundeck, situated on nearly five lush acres.

Adopting the clean lines and natural tones of Scandinavian design, the house is distinctive in its appearance inside and out, while blending in with the rolling landscape that surrounds it. Brought to life by a seasoned team in every custom element, Knickerbocker is newly built in 2023. Located in the Catskills Park, and just 100 miles from NYC.

# The Property

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## Property

Year built: 2023  
Bed/Bath: 3/2  
1,589 sq ft  
Acres: 4.90  
Road: Public road

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## Top Amenities

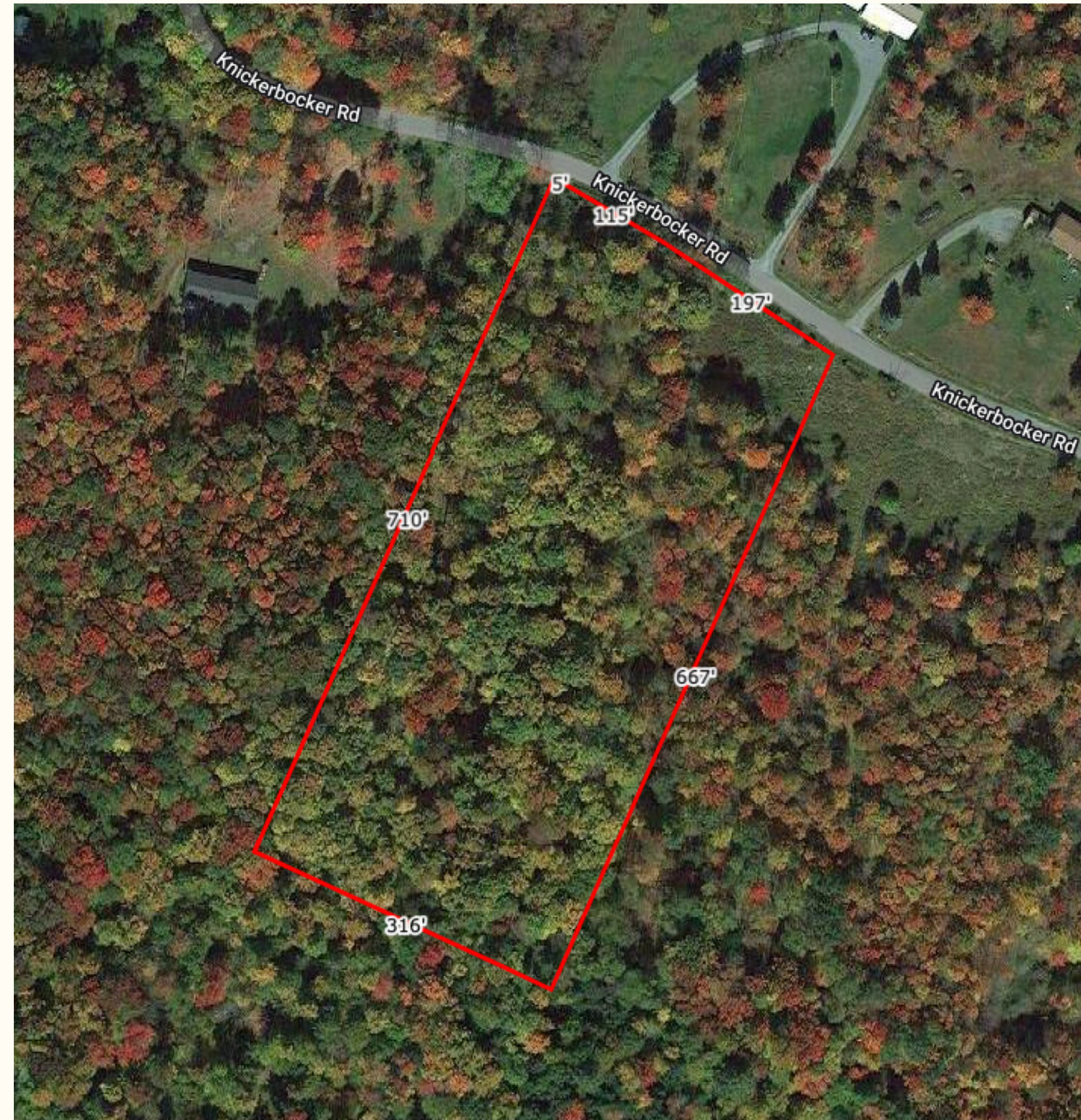
- Custom designed deck & outdoor shower
  - 85 sq ft custom built cedar wood sauna
  - 1,247 sq ft basement with windows and walk out
  - 9 ft ceilings downstairs
  - Open plan living/dining/kitchen
  - Lofted extra living room / office
  - Privacy
- 

## Town Taxes

- Town & School: \$795/year
  - Taxes based on land only
- 

## Connectivity

- Internet: High speed cable internet on Knickerbocker Rd. Buyer to connect service post-closing.
- Cell service: Weak, but use wifi calling.



# The House

The first thing you see upon entering is the 22-foot vaulted ceiling of the open plan living space, anchored by a high efficiency wood stove. An open play layout ties together the kitchen, dining and living spaces.

The ground floor features a primary, en suite bedroom with a built-in headboard and side tables, double sinks, a walk-in shower and a separate soaking tub. A second full bathroom on this floor has an additional walk-in shower and laundry.

An expansive loft overlooks the living room below and contains a generous third bedroom, lounge and a workspace with enviable views.

The house is just under 1600 square feet, though the unfinished basement has an additional 1250 square feet with 8-foot ceilings and is prepped to be finished. The basement comes with four large windows and a double glass door walk out.





# House Details

## Utilities

- Electric: NYSEG, 200amp, and there should be room to add electric
- Heat: Electric baseboards
- Cooling: N/A
- Water heater: Electric standalone
- Septic: Installed 2023
- Water: Drilled well, installed 2023, 15 gallons/minute

## Appliances

- Stove/Oven: Samsung Induction Cooktop and Electric Oven, 30" wide
- Fridge: Whirlpool - Panel Ready
- Dishwasher: Whirlpool - Panel Ready
- Washer/Dryer: Samsung

All appliances are Energy Star. They are all new and have warranty which will be provided to the buyer.

## House Contents

Additionally available for sale, please inquire.

## Basement

The unfinished basement has an additional 1247 square feet with 8-foot ceilings and is prepped to be finished. The utilities are installed in a way that could easily be configured into a separate utility room, and there is accessible plumbing in the event that a bathroom is added. The basement comes with two large windows and a double glass door walk out.

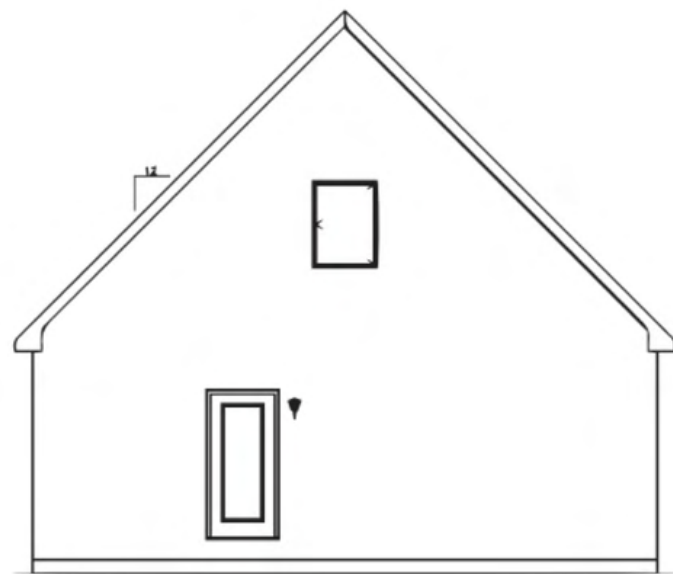
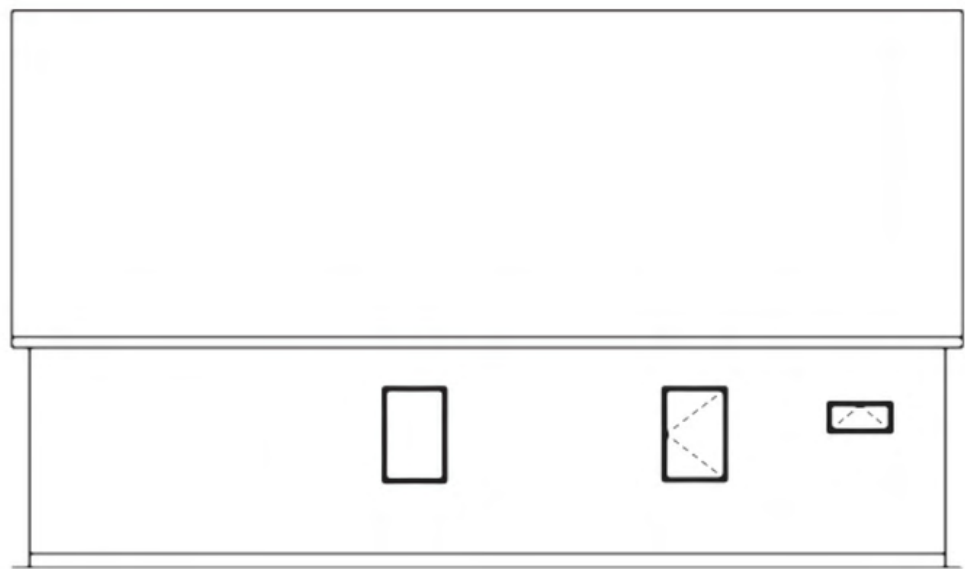
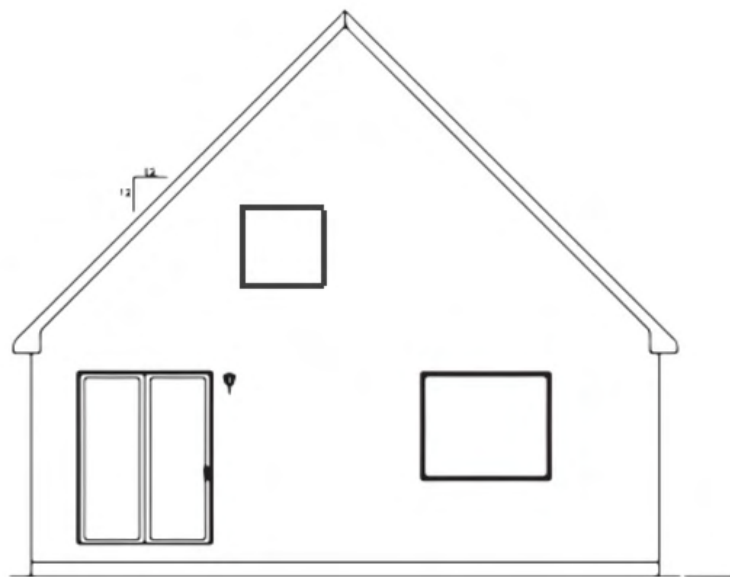
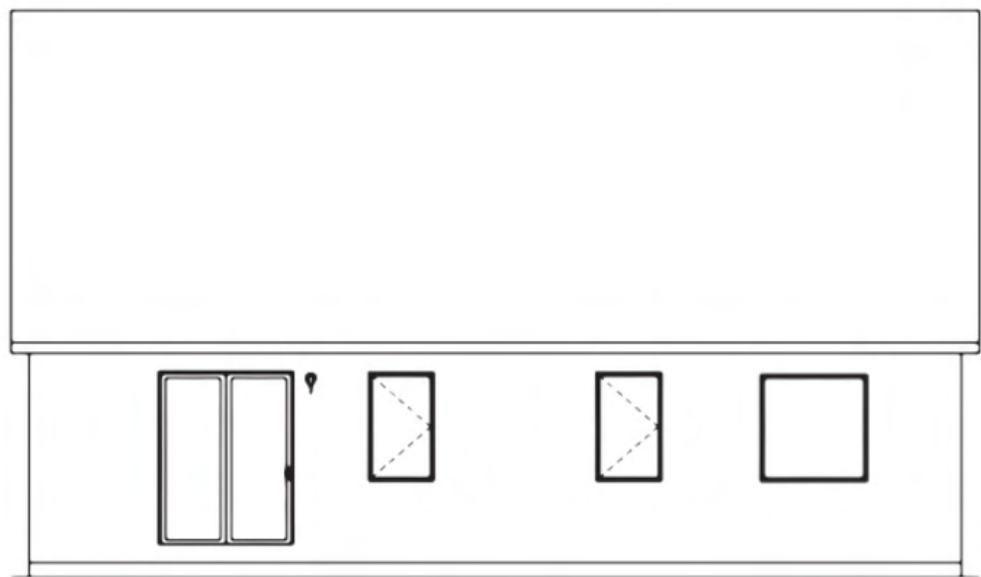
## Driveway

The driveway is built with large base stone and finished with crusher run. Two parking spaces to turn around, plus additional temporary parking.



**Year built** 2023 **Square footage** 1,600 + 1,250 unfinished basement

# Floor Plan

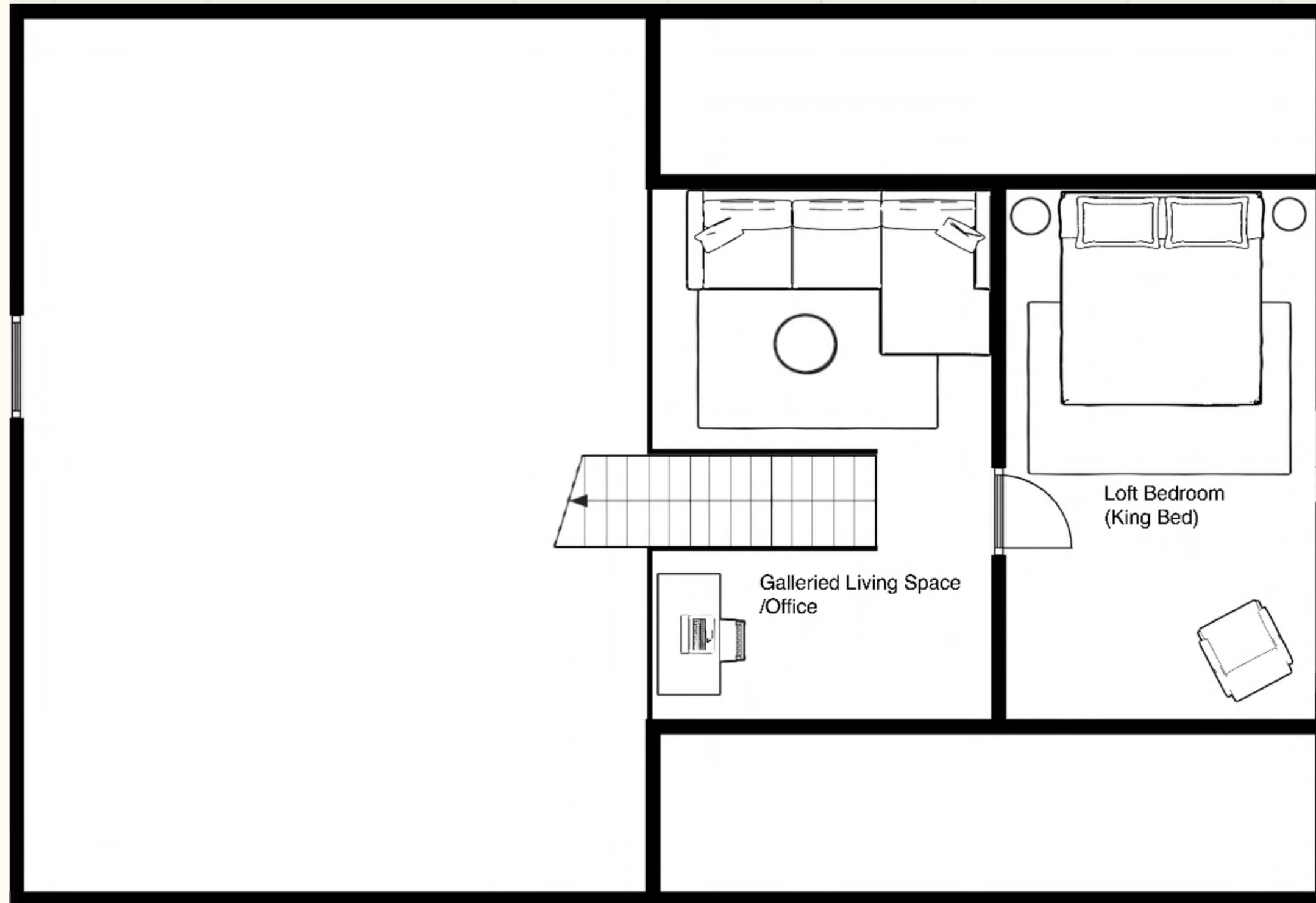


# Floor 1





# Floor 2



# The Grounds

Knickerbocker is nestled on nearly five private acres of forest visible from the many picture windows throughout the house. An expansive sundeck invites sunbathing, outdoor showers, dining al fresco and sipping Negronis under a blanket of stars. The custom designed sauna is the capstone for chilly summer evenings and crisp winter mornings.

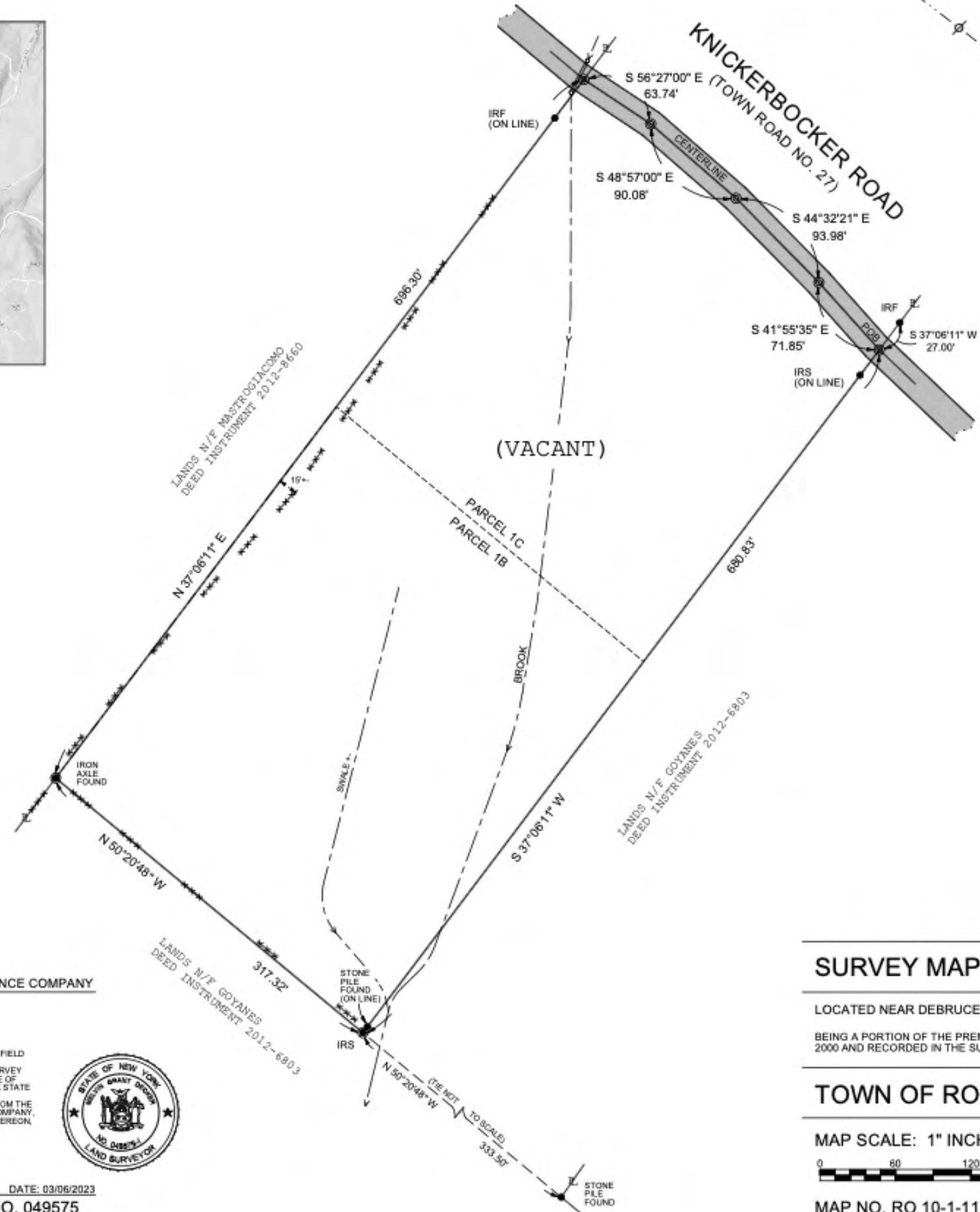




LOCATION MAP



SOURCE <https://gis.sullivan.ny.us/portal/apps/webappviewer>



MAGNETIC NORTH  
APRIL, 1987

GENERAL NOTES:

SULLIVAN COUNTY TAX MAP DESIGNATION:  
TOWN OF ROCKLAND, SECTION NO. 10, BLOCK  
NO. 1, LOT NO. 11.11.

UNAUTHORIZED ALTERATION OR ADDITION TO  
A SURVEY MAP BEARING A LICENSED LAND  
SURVEYORS SEAL IS A VIOLATION OF  
SECTION 7209, SUBDIVISION 2 OF THE NEW  
YORK STATE EDUCATION LAW.

COPIES OF THE ORIGINAL OF THIS SURVEY  
NOT MARKED WITH AN ORIGINAL OF THE LAND  
SURVEYORS INKED SEAL SHALL NOT BE  
CONSIDERED A VALID TRUE COPY.

SUBSURFACE STRUCTURES AND UTILITIES  
WHICH WERE NOT VISIBLE AT THE TIME OF  
THE SURVEY ARE EXCLUDED FROM THE  
CERTIFICATION.

SUBJECT TO ANY USE-DEDICATION,  
CONVEYANCE OR EASEMENT(S) OF RECORD  
FOR PUBLIC HIGHWAY OR PUBLIC UTILITY  
PURPOSES.

FOUR INCHES OF SNOW COVER AT TIME OF  
FIELD SURVEY.

MAP REFERENCE: "MAP OF PARCELS CABELL,  
HANDLEY, MARTIN, RAWLS, WATSON", DATED  
12/10/73 BY ALGER O. ROYCE, L.S.

LEGEND

BOUNDARY CORNER	
CULVERT	
BARRED WIRE FENCE	
UTILITY POLE & OVERHEAD WIRELINE	
GRAVEL TRAVELED WAY	
BOUNDARY LINE ADJOINER BOUNDARY LINE	
WATER FEATURE	
POINT OF BEGINNING	POB
NEW OR FORMERLY	N/F
IRON ROD FOUND	IRF
IRON ROD SET	IRS

CERTIFIED TO:

HOMESTEDT CONSTRUCTION LLC

JARED K. HART, ESQ.

B&K ABSTRACT CORP.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CARIDI PAYNE & ASSOC. LLC

SUSAN BRAND

AS AN ACCURATE SURVEY MAP BASED UPON AN ACCURATE FIELD SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



*M. Grant Decker*

DATE: 03/06/2023

M. GRANT DECKER N.Y.S.L.S. NO. 049575

**SURVEY MAP OF A 5.07 ACRE PARCEL**

LOCATED NEAR DEBRUCE

BEING A PORTION OF THE PREMISES DESCRIBED IN A DEED TO SUSAN BRAND DATED DECEMBER 11, 2000 AND RECORDED IN THE SULLIVAN COUNTY CLERK'S OFFICE IN DEED LIBER 2239 AT PAGE 81.

**TOWN OF ROCKLAND, SULLIVAN COUNTY, N.Y.**

MAP SCALE: 1" INCH = 60' FEET



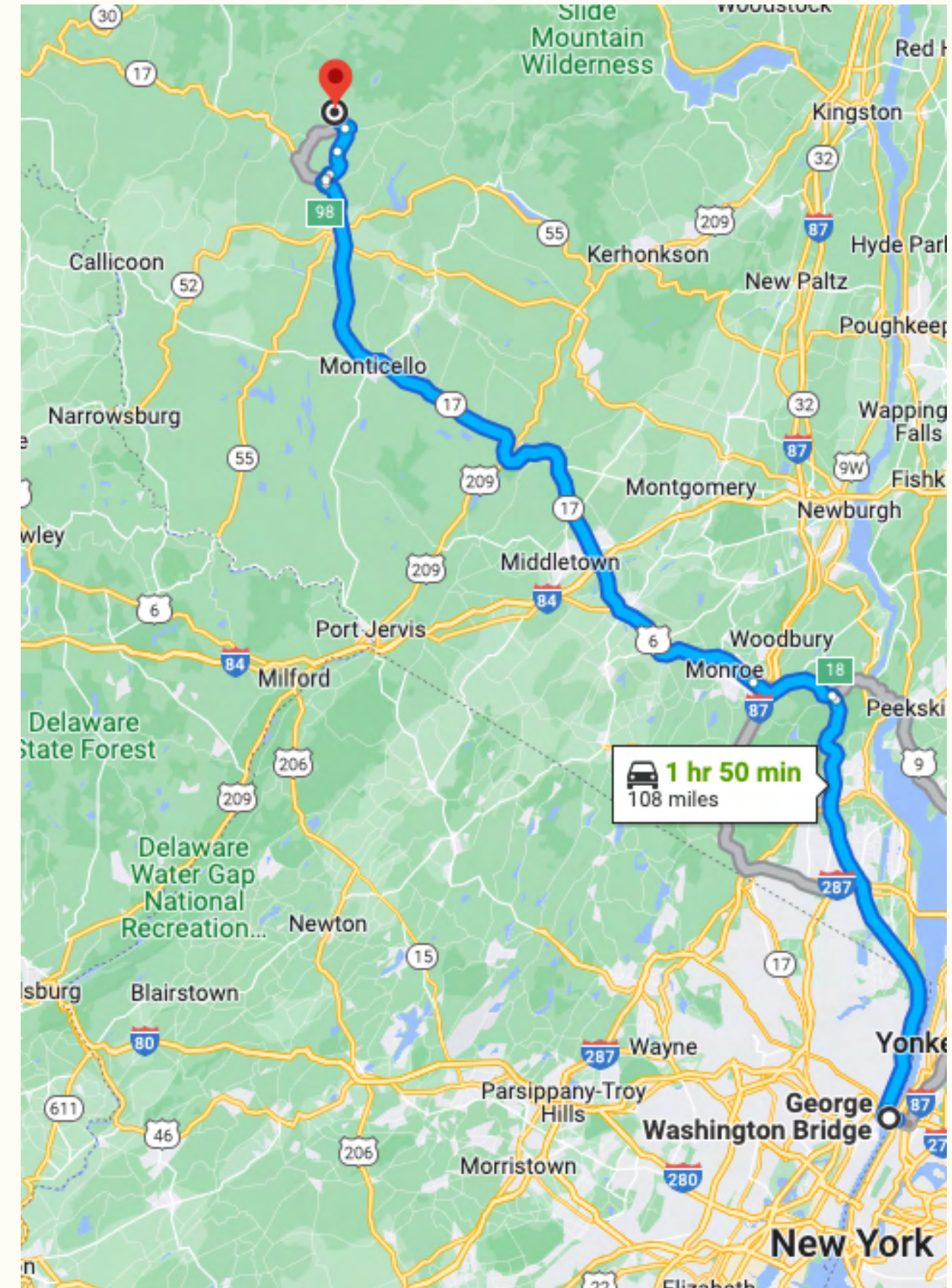
MAP NO. RO 10-1-11.11

M. GRANT DECKER LICENSED LAND SURVEYOR		
P.O. BOX 195 - 540 BROADWAY		
MONTICELLO, NY 12701 (845)-791-5400		
DATE: 03/06/2023	SCALE: 1" = 60'	DRAWN BY: RDD

# The Location

The property is surrounded by forests and rivers, numerous fishing spots, swimming holes and hiking trails. It's the perfect base camp for all your outdoor adventures, while being just minutes from foodie markets, restaurants, breweries, wine shops, home goods and fashion forward shops.

Knickerbocker lies about 100 miles north of the city but feels much farther. Just a few short minutes from Livingston Manor for all your basics and extras, and just a few minutes further to Catskills hot spots like North Branch and Callicoon. This location is ideal as a weekend getaway, co-primary home or full-time residence.



# Private Showings

*By appointment only:*

[robin@catskillmountainhouses.com](mailto:robin@catskillmountainhouses.com)

