



367 Amber Lake Road, Livingston Manor, NY 12758
\$549,000

Shady Pines

A modern take on a Catskills cabin with a vibey lakefront landscape. This Amber Lake house is located inside the Catskill Park and just 100 miles from NYC.

The Setting: The property is surrounded by forest and river, 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, trendy home goods and fashion forward shops, even a Pilates studio.



Showing Information

ACCESS: Please email
robin@catskillmountainhouses.com.

SHOWING INSTRUCTIONS:

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

The Particulars

Bedrooms: 2
Bathrooms: 1
Square Footage: 800
Acres: 3.09
Year built: 1940

SBLs: 16.-1-13. Previously three lots combined into one, in 2002. Previously represented as subdividable and buildable. Buyer to verify.

Road: Town maintained road

Short-term rental friendly: Yes

Top amenities:

- Private lakefront
- Sundeck
- Wood stove
- Lakefront studio outbuilding
- Steam shower
- Sauna infrastructure*

*Stunning sauna but in need of some electrical repairs before being back up and running. Listing price has taken this into account.

Connectivity:

- High speed Spectrum cable internet
- Moderate cell reception



The Particulars, continued

Appliances:

- Oven/Range
- Washer/Dryer
- Note: Fridge in photos is out of order and will not be replaced at this time due to supply chain issues.

Utilities:

- Cesspool: satisfactory cesspool inspection and pump by Koberlein in August 2022, found to be in normal operating condition. System located front of house.
- Water: Drilled well, located on S/E side of house with blue cap
- Heat: There are seven, propane hot water radiators. The propane boiler is approximately 12 years old, no issues, moderate use as a vacation home.
- Hot water: Gas standalone tank
- Electric: NYSEG
- Fuel: 500-gallon propane tank located 50 yards from house hidden in bushes. Propane fuels the boiler and stove. Fuel provider Combined Energy Services.

Property Taxes:

- Town: \$ 3,487
- School: \$ 3,756

HOA: No HOA or HOA fees. Subject to Amber Lake covenants.

Survey: 2014 survey available



UPDATES & HOUSE NOTES

- Tin roof is approximately 12 years old.
- Installed dock extension, 2017
- Repositioned driveway and added additional parking, 2017
- Insulated and wired studio with a 12'6" deck, 2020
- Renovated kitchen, living room, hallway, and primary bedroom, 2021
- Built new deck, 2021
- Installed new side walkway and screened porch entryway, 2021
- Installed all new double paned insulated windows, including new picture windows, 2021

