



396 Amber Lake Road, Livingston Manor, NY 12758
\$649,000

Amber Lake Chalet

Introducing Amber Lake Chalet, elevated log home living situated on the banks of Amber Lake, located inside the Catskill Park and just 100 miles from NYC.

The Setting: Over 19 lush acres of lakefront, hillside views and forests. A short drive to fishing, hiking, restaurants, shops, and essentials in Livingston Manor.



Showing Information

ACCESS: Please email
robin@catskillmountainhouses.com.

SHOWING INSTRUCTIONS:

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

The Particulars

Bedrooms: 3
Bathrooms: 2
Square Footage: 1,705
Acres: 19.07
Year built: 1998

SBLs:

- 16.-1-6.37: Lakefront, 2 acres
- 16.-1-6.48: House, 16.2 acres
- 16.-1-6.19: Roscoe parcel adjacent to House lot, 0.87 acres

Road: Town maintained road

Short-term rental friendly: Yes

Top amenities:

- Private lakefront
- Large sundeck, primary suite balcony
- Fireplace
- Old quarry for road hikes and camping
- Privacy
- Outdoor shower

Connectivity:

- High speed Spectrum cable internet
- Moderate cell reception



The Particulars, continued

Appliances:

- Oven/Range
- Fridge
- Dishwasher
- Washer/Dryer

Utilities:

- Septic: satisfactory septic inspection by ASI in 2019, found to be in normal operating condition. System located front of house. Diagram available.
- Water: Drilled well, located at edge of woods above the house.
- Heat: Baseboards. Furnace installed with house in 1998, serviced annually since purchase in 2019.
- Hot water: Electric stand alone
- Electric: NYSEG
- Fuel: Aboveground Granby 330-gallon oil tank installed in basement in 2020. Original buried tank was tested by Luzon Environmental in 2019, with no leaks. Fuel provider Combined Energy Services.

Property Taxes:

- Town: \$5,229
- School: \$5,920

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

Survey: Seller does not have a recent survey, though old maps are available.



The Old Quarry:

- The stone wall on the property is bluestone from the property's quarry.
- The old quarry road on the property is navigable by 4WD vehicle or ATV, and there is a picnic/camping spot part of the way up that quarry road.

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UPDATES & HIGHLIGHTS

2020:

- Outdoor shower: updated plumbing
- Buried fuel tank: professionally tested in 2019, removed in 2020
- Tree removal: close proximity to house
- Water management: new drainage installed behind house
- Dryer vents: Installed air vents in the basement
- Downstairs bathroom renovation: retiled bathroom, replaced vanity and sink hardware, new toilet, new lighting

2021:

- Ceiling fans: Replaced all ceiling fans in living room, downstairs bedrooms, kitchen
- New lighting installed: kitchen sink, dining table, upstairs landing, primary bedroom
- Kitchen counters: new marble countertops
- Landscaping: New daffodils along full driveway entrance, new perennial garden beds at house

2022:

- Kitchen floor: Retiled