



4 Crowley Road, Roscoe, NY 12736
\$2,985,000

Tennanah Lake House

In a season where we find ourselves leaning toward sunshine, entertaining, and perhaps the decadent, *Tennanah Lake House* hits the mark. Think Catskills Gatsby. This lakefront manse has a subtle extravagance shrouded in five acres of sunny privacy.

The Setting. The house sits at the end of a private lake community in the Catskills foothills, adjacent to the Tennanah Lake Golf & Tennis Club.



The Particulars

4 Bedrooms / 4 Bathrooms /
4,430 SqFt + 2,000 SqFt finished basement
Year built: 2008 / Acres: 6.06

Top amenities:

- Prime lakefront location
- Great room with lake views
- Four wood fireplaces, Rumford style, equipped with propane lighting bars
- Private theater, soundproof
- Smart XM Radio in each room
- Tennenah Lake Golf & Tennis Club

Connectivity:

- High speed Spectrum cable internet
- Moderate cell reception

Appliances:

- Double Miele ovens
- Wolfe range, Liebherr fridge
- Fisher & Paykel dishwasher
- Washer/dryer

Utilities:

- *Heat:* Baseboard and forced air
- *A/C:* None
- *Fuel:* Propane tank, owned, fueling the range/oven, water heater, furnace, grill
- *Water heater:* propane, stand alone
- *Electric:* NYSEG, auto-start generator
- *Drilled well:* Located by garage
- *Septic:* Located left of house
- *Basement:* Complete dehumidification system
- *Plowing:* Crowley is town maintained; the driveway is privately plowed





Showing Information

DIRECTIONS: From Roscoe exit 94, turn left onto Old Route 17, and another left onto Stewart Ave. Turn right onto Riverside Dr., which turns into Tennanah Lake Road. Continue for 5.5 miles. Turn right onto Crowley Road. The driveway is the first right.

ACCESS: Listing agent to attend all showings.

LAKE: Sited on arguably the best piece of property of the private Tennanah Lake, at the end of the lake with long views and acreage. Tennanah is one of the largest private lakes in the county. Perched at 2,000 feet above sea level this 166-acre natural lake has a maximum depth of 60 feet, is motorboat friendly and boasts great fishing. The lake is also home to two resident soaring eagles.

TAXES: Town: \$12,151, School: \$15,286

HOA: The Tennanah Lake Taxpayer Association is comprised of 45 voluntary lake residents and provides a variety of benefits (social and otherwise), including: Boat Launch Maintenance/Security, Fireworks, Picnics, Fish Stocking, and Environmental Testing.

CLUB ACCESS: The house is located less than a mile from the Tennanah Lake Golf & Tennis Club. The club boasts a 6,600 yard, 18-hole golf course, one of the oldest in the county and the only one in the country that was purportedly designed by Sam Snead in 1952. There is also a lovely restaurant that is open for the spring and summer months. The Club is open to the public, but most lake owners join the annual membership for great benefits.



PROPERTY DETAILS:

- Architect: Designed by Irace Architecture in 2008. Prairie style home.
- Total square footage (finished): ~6,400, including finished basement and screened porch.
- Finished basement with egress: Game room, bunk room, full bathroom, private theater with 8' screen.
- Acreage: Land portion, 3.33 ac.; Lake portion: 2.73 ac.
- Parking: Driveway, and attached single car garage
- Survey: recent survey available, no encroachments
- Roof: Timberline asphalt shingle & tin
- Home system: PNC Alarm
- High end features: Brazilian mahogany floors, onyx wet bar, formal dining room with fireplace mantel made by artisan in San Gimignano, great room with soaring ceilings and stone fireplace, en suite primary bedroom with steam shower and soak tub overlooking the lake, cork floor office with custom cherry wood panels overlooking the lake, second floor en suite bedroom, metal infused floor tile from Italy in powder room, Venetian plaster in primary bathroom
- Exterior: Extensive patio recently refurbished with poured concrete covered with local blue stone. Built-in grill connected to house propane. Dramatic hillside steps down to boat dock and lakeside deck. ~250 feet of lake frontage. Lakefront shed with changing room, small boat storage, electric and fridge. Very private.

FURNITURE/CONTENTS: Contents available for an additional price. Staging excluded.