



49 Rowley Road, Lumberland, NY 12732
\$450,000

ROWLEY CABIN

Rowley Cabin can be found nestled in the pine forests distinctive to the Delaware River Valley of upstate New York. This modern take on a classic cabin expertly pulls earthy tones from the landscape, combined with exposed hardwood ceilings, polished concrete floors and clean lines to create an incredibly comfortable weekend escape or full-time abode.

The Setting. The house sits in a clearing on the edge of 5.51 private acres backing up to public land. Just a five-minute drive to the Delaware River.

www.catskillmountainhouses.com
19 Conklin Hill Rd., Livingston Manor, NY 12758



The Particulars

Bedrooms: 2

Bathrooms: 2

Square Footage: ~1,200 feet

Acres: 5.51

Year built: 2011, Renovated: 2020/2021

Short-term rental friendly: Yes

Top amenities:

- En suite primary bedroom/bathroom
- Woodburning fireplace
- Outbuilding with electric, 12'X12'

Connectivity:

- Frontier or Spectrum cable internet
- Spotty cell service

Appliances, all 2011:

- Range/oven, microwave
- Washer/dryer
- Dishwasher
- Fridge

Utilities:

- Radiant floor heat + electric baseboard
- Propane tank (buried & rented)
- Drilled well
- Propane for range/oven, dryer, boiler
- Electric 200 amp
- Septic installed 2011, last pumped 2020
- No a/c, ceiling fans



Showing Information

Directions: From NY-55, turn left onto NY-97 for 0.3 miles, then left onto Hillside Rd. Keep left to continue onto Haring Rd for 1.5 miles. Continue straight onto Rowley Rd. House is on the left. There is no real estate sign at the seller's request.

ACCESS: ShowingTime

FURNITURE/CONTENTS: Seller is open to discussing furniture and other contents for an addition price.

PROPERTY IMPROVEMENTS:

House built in 2011:

- Asphalt shingle roof
- Appliances, see listed above
- Pine siding
- Andersen windows
- Spray foam insulation
- Woodburning fireplace
- Radiant floor heating
- Interior/exterior finishes

Outbuilding (2013): 12'X12', electric, no water/sewer

Wood storage shed (2019)

Addition built in 2020/2021

- New siding
- New windows
- New primary bedroom and bathroom
- Electric baseboard & electric floor heat in bathroom
- Unheated mudroom

Taxes (do not yet reflect 2021 addition):

- Town: \$2,514
- School: \$2,335