



565 & 561 Willowemoc Rd., Livingston Manor, NY 12758  
\$249,900

Having been lovingly maintained and lived in year-round for over 20 years, the home has stood vacant for the past five years, so there are some unknowns. Though this wonderfully wild property needs some love and updates to bring it back to its former glory, its potential isn't hard to see.

*The Setting.* This classic log cabin sits nestled in the wooded expanse of the Catskills forest, in the community of the meandering Willowemoc Creek. Getting there is half the fun. It's located ten minutes outside of the vibrant mountain town of Livingston Manor, tracing a quiet river road up to the cabin.



## The Particulars

Bedrooms: 3

Bathrooms: 1

Square Footage: 864

Acres: 2.01 acres

Year built: 1975

Short-term rental friendly: Yes

Top amenities:

- Two lots, guest house potential
- Access to fishing
- Wood Stove

Connectivity:

- Spectrum cable internet on road
- No cell reception

Appliances\*:

- Range & oven
- Fridge

Utilities\*:

- Electric baseboard heat
- Drilled well
- Cesspool

\*AS IS: The log cabin was lovingly maintained and lived in year-round for 20 years before the seller moved 6 years ago. The house is being sold "As Is" with no representations. The second house is a tear down and was never hooked up to a well/cesspool and only used for storage. The tear down is structurally unsafe and off limits.



## Showing Information

Directions: From Livingston Manor, drive east on DeBruce Rd for 7.8 miles. The road turns into Willowemoc Rd, and the property is on the right.

ACCESS: ShowingTime

CONTENTS: The house is being sold "as is", and all original contents are included in the sale. Contents exclude some staging items, including but not limited to rugs, bedding, furs and some wall hangings, books and decorative items. Also excluded are two chandeliers, an antique bottle collection and two white vases.

### PROPERTY DETAILS:

- Roof 20-25 years old
- Well pump is ~2 years old and only used for ~2 months.
- Water heater is ~8 years old.
- Cesspool is located on the right side of the house.
- Well is located on the left side of the house. Estimated 15 feet deep. Well pump is located in basement.
- Property is not located in a flood zone.

### TAXES\*:

- Town: \$2,490
- School: \$2,621

\*Taxes here are combined for both 516 & 565 Willowemoc Rd.

\*\*561 Willowemoc – OFF LIMITS\*\*  
The smaller, seasonal cottage on the property is a tear down and is off limits to buyers and buyer's agents due to be structurally unsafe.