



7714 County Hwy 28, Long Eddy, NY  
\$649,000

## The Love Farmhouse

A timeless beauty, Love Farmhouse has aged with grace, featuring original details throughout, a cozy wood stove and screened porch.

*The Setting:* Love Farmhouse is nestled on 60 acres of private trails, meadows and forests with an in-ground pool overlooking the overlapping hills of Rock Valley. Located in the Catskills foothills and just 120 miles from NYC.





## Showing Information

ACCESS: Please email  
robin@catskillmountainhouses.com.

### SHOWING INSTRUCTIONS:

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

## The Particulars

Bedrooms: 4  
Bathrooms: 2  
Square Footage: ~2,100  
Acres: 60.31  
Year built: ~1920

SBL: 452.-1-30.3

Road: Town-maintained road

Short-term rental friendly: Yes

### Top amenities:

- In-ground pool, 20'x40', heated
- Expansive views of Rock Valley
- Creekfront
- Private acreage & trails
- Screened porch
- Wood stove

### Connectivity:

- Starlink or satellite internet
- Spotty cell reception



## The Particulars, continued

### Appliances:

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

### Utilities:

- Heat: Forced air
- Fuel: Double oil tanks in basement for heat; provider Warner's Gas. Oven/range, water heater and pool heat are propane; provider Suburban Propane.
- Hot water: Propane standalone.
- Septic: New septic system installed in 2021, by Esselman.
- Water: Well
- Electric: NYSEG

### Property Taxes:

- Town: \$ 3,946
- School: \$ 4,255

Survey: No recent surveys have been completed.

FURNITURE/CONTENTS: Furnishings and house contents are included in sale with some exclusions for personal and staging items. Contents include collectors' items, such as Stickley furniture, marked and dated.



#### HOUSE HIGHLIGHTS

- New septic system installed by Esselman in 2021
- Front and back deck steps are newly replaced/updated
- Repainted full house with exception of original wallpaper in 2021

#### PROPERTY HISTORY & USE

This property was owned by one of the original landowners of this area. The family carefully selected this beautiful piece of property for their daughter, and the father built the house himself in the 1920s.

The creek is prolific, and the land is vast with a natural aquifer high up in the back of the property that could be used to make a large pond and could even be turned into a whole neighborhood or groups of cabins with the right owner. There are also beautiful natural elements such as giant ferns that flank the house on either side, azaleas on the side of the house, a fantastic lilac tree that blooms in the spring, apple trees throughout that are edible as well as lilies daffodils, poppies and peonies that all just grow on and around the property.

[Airbnb](#) super host, [Instagram](#), recent [Paul Stuart](#) editorial.

THE  
**LOVE**  
FARMHOUSE