



78 Old Liberty Road, Livingston Manor, NY 12758
\$575,000

Black Bear Cottage

Set on a quiet road, with three private acres of meadow and forest, this fully renovated home boasts modern interiors, plenty of light, and thoughtfully designed spaces for hosting and dining.

The Setting: Just two miles outside of Livingston Manor, at the base of Catskill Park, Black Bear Cottage is a stone's throw from incredible dining, drinking, shopping, and gathering establishments.



Showing Information

ACCESS: Please email
robin@catskillmountainhouses.com.

SHOWING INSTRUCTIONS:

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

The Particulars

Bedrooms: 3 + bonus space + tiny house

Bathrooms: 2

Square Footage: 1,477

Acres: 3.14

Year built: 1902

Year renovated: 2020

SBL: 50.1-55.1

Road: Public road, Town maintained

Short-term rental friendly: Yes, popular Airbnb rental

Top amenities:

- Hot Tub
- Deck
- Tiny house with full bathroom
- Design appeal & fully renovated

Connectivity:

- Spectrum cable internet
- Good cell reception



The Particulars, continued

Appliances:

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

Utilities:

- Electric: NYSEG, ~\$100/mn
- Internet: Spectrum high speed cable, \$65/mn
- Heat: HVAC Heating & AC. New propane furnace installed 2020, serviced every six months.
- Propane: Supplier Bottini, tank located side of house, ~\$80/mn in winter
- Water heater: 50-Gallon, Electric standalone
- Septic: New tank and leach field, located behind deck, pumped February 2023.
- Water: Drilled well, located front of house
- Landscaping (snow/grass): \$80/visit

Property Taxes:

- Town: \$1,954.98
- School: \$ 2,061.19

Survey: n/a

Furniture/Contents: All contents included with sale with the exclusion of personal items. Truly turnkey.



RENOVATION & HOUSE HIGHLIGHTS (all 2020):

- Complete gut renovation – all new plumbing, electric, HVAC
- New roof
- New double paned windows
- New furnace
- New hot tub
- New kitchen and appliances
- New bathrooms
- New wraparound deck
- New wood siding & exterior painted
- New flooring
- \$20K in landscaping – driveway, grass, stonework, tree removal and more
- Tiny house added with full bathroom

FLOOD ZONE: 100-year flood zone - elevation report available indicating 4 inches max in basement, utilities elevated and no flooding since seller purchased.

TINY HOUSE: The tiny house is plumbed for water and septic, but not currently hooked up. There is a septic inlet located conveniently under the tiny house. There is currently a portable toilet, along with a propane water heater for the sink and shower.

