



42 Lake Jeff Drive, Jeffersonville, NY 12748
\$249,000

HUBERT A-FRAME

A small footprint with a big impression, this a-frame takes its cues from Mother Nature. With a color palette that blends into the forest, the birch wood interior also blurs seamlessly into the views beyond.

The Setting. The a-frame sits in a forested clearing on half an acre of shared lakefront. Just a two-minute drive to town and accessible to hot spots, like Livingston Manor, Callicoon and Narrowsburg.



The Particulars

Bedrooms: 1

Bathrooms: 1

Square Footage: ~250 SqFt

Acres: 0.47

Year built: 2021

Short-term rental friendly: Yes

Top amenities:

- Novelty property: a-frame
- Lakefront, deeded lake rights
- Woodburning stove

Connectivity:

- Spectrum cable internet
- Spotty cell service

Appliances, all 2011:

- Cuisinart double induction cooktop with compatible stoneware pan set.
- Fridge, size appropriate

Utilities:

- 1500-gallon water tank
- 3-stage water filter & UV filter
- Incinolet incinerator toilet
- In-ground grey water filter & run off
- Electric baseboard heaters
- Englander wood stove

Taxes*:

- Town/Co. \$429
- School \$309

**Taxes do not yet reflect completion of the new build, though the a-frame was built on an existing cabin footprint.*



Showing Information

Directions: From NY-17, take exit 104 onto NY-17B W for 10 miles. Turn right onto Perry Rd for 3.7 miles. Turn right onto Behr Rd for 2 miles. Turn left onto Briscoe Rd for 1 mile. Turn left onto Hubert Rd for 0.7 mile. Turn right onto the unmarked private road, Lake Jeff Dr., leading towards the lake. The a-frame is a couple houses down and visible from the private road.

Note: 42 Lake Jeff Dr. is a new address as of July 2021, and is not yet reflected in Google Maps. The turnoff to the private road is near 11 Hubert Rd, Jeffersonville, NY, if you use Google Maps.

ACCESS: ShowingTime

HOUSE RULES: Shoes off, please.

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

PROPERTY IMPROVEMENTS:

The A-Frame was built 2019-2021 on the footprint of the original cabin. The new build includes:

- Metal roof
- Wood panel siding
- Interior floors and ceiling ¾" birch plywood
- New plumbing
- New electric
- New spray foam insulation
- Built-in furniture and storage
- Plexiglass bedroom bannister for lake views
- 150 SqFt deck
- Insulated utility shed
- Fire pit
- Stone driveway and roadwork
- Landscaping
- New drainage
- Utilities and appliances, as listed above



FLOOD ZONE:

The property is in a 500-year flood zone and has never flooded to sellers' knowledge. The a-frame is new, but it was built on the footprint of an existing cabin, for which the bank never required flood insurance.

LAKEFRONT:

The lake's dam needs repair, so the water levels vary based on precipitation levels. When levels are high, the lake is great for canoeing and exploring.

PROPERTY SBLs:

There are two adjacent lakefront parcels included in this sale totaling 0.47 acres:

- SBL 1.-1-11.2
- SBL 2.-2-7

The sellers originally acquired these parcels as part of the larger home purchase of 32 Hubert Rd, Jeffersonville, NY 12748, located across the street. These two lakefront parcels were separated from the bigger 32 Hubert Rd deed in 2020 and received their own new address in July 2021: 42 Lake Jeff Dr, Jeffersonville, NY 12748.

Due to the recency of these municipal updates, no previous MLS record exists for this address, and the public tax databases are likely to require some time to reflect these updates, as well. The latest tax documents and maps are included in the current MLS for ease.