



The Aster

For sale by Catskill Mountain Houses.



6612 State Route 55, Liberty, NY 12754



Welcome to The Aster, a 3-bed, 1-bath, recently renovated home perched on 4.1 acres of forest and garden.

Blending Scandinavian and modern design, this 1278 square foot home is equal parts hygge and hardy, with a beautiful wood stove, vaulted ceilings, and brand new two-car garage

The Property

Property

Year Built: 1969
Bed/Bath: 3/1
Sqft: 1,278
Acres: 4.1
Road: Public road, Private driveway
Survey:
SBL: 41-1-19.3

Top Amentities

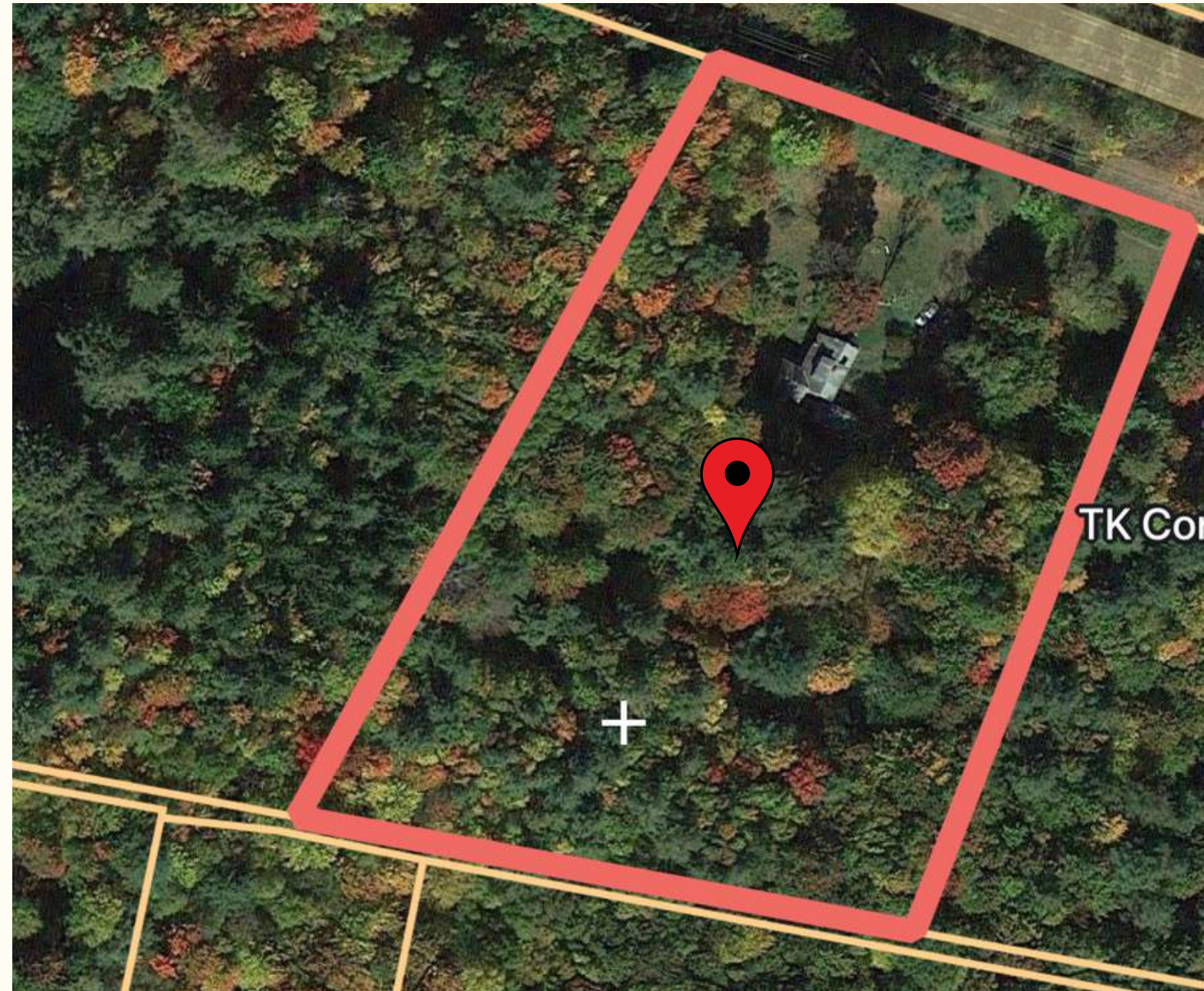
- Privacy
 - Renovated
 - Design appeal
 - Low Taxes
 - Wood Stove
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Town Taxes

Town: \$1,376.62
School: \$1,858.33

Connectivity

- Internet: High speed Spectrum cable internet
- Cell service: Spotty



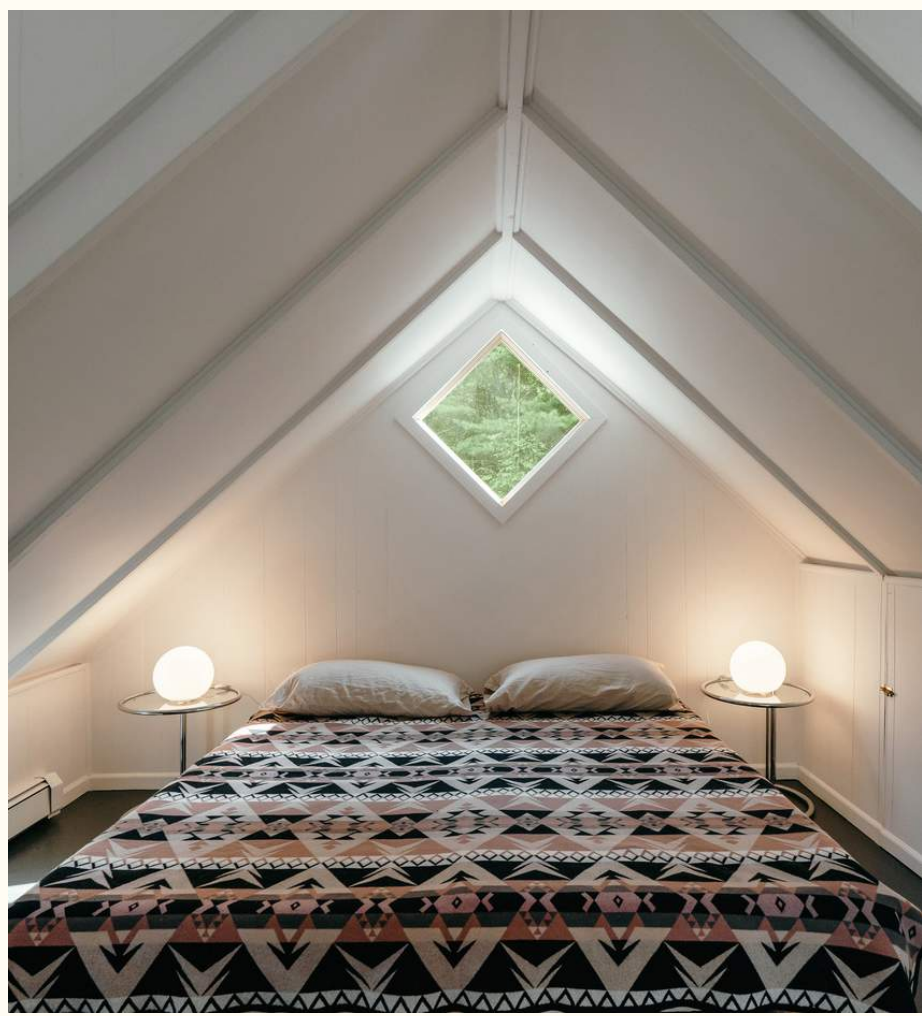
The House

The Aster has been a true labor of love, gut-renovated over the past ten years, with most of the work done in the last few—including new insulation, a new septic system, new roof, new decks and driveway, and new utilities. It's an efficient, easy-to-manage home, with an open layout and vaulted, light-wood ceilings that convey spaciousness beyond its footprint.

Warm up in the living room by the stove. The lofted office, with diamond window and skylights, is also heated by the stove below. Host friends in the open dining area and galley kitchen, with its transportive limewash walls. The large mudroom has red oak floors, Shaker peg racks, and an additional sitting area or play area for children. Glass sliding doors lead to the property and its garden beds.

Both bedrooms bask in light. The laundry room features an energy-efficient washer and dryer and extra storage. Light also floods the large bathroom, with its minimalist shelving. 100 miles to NYC.



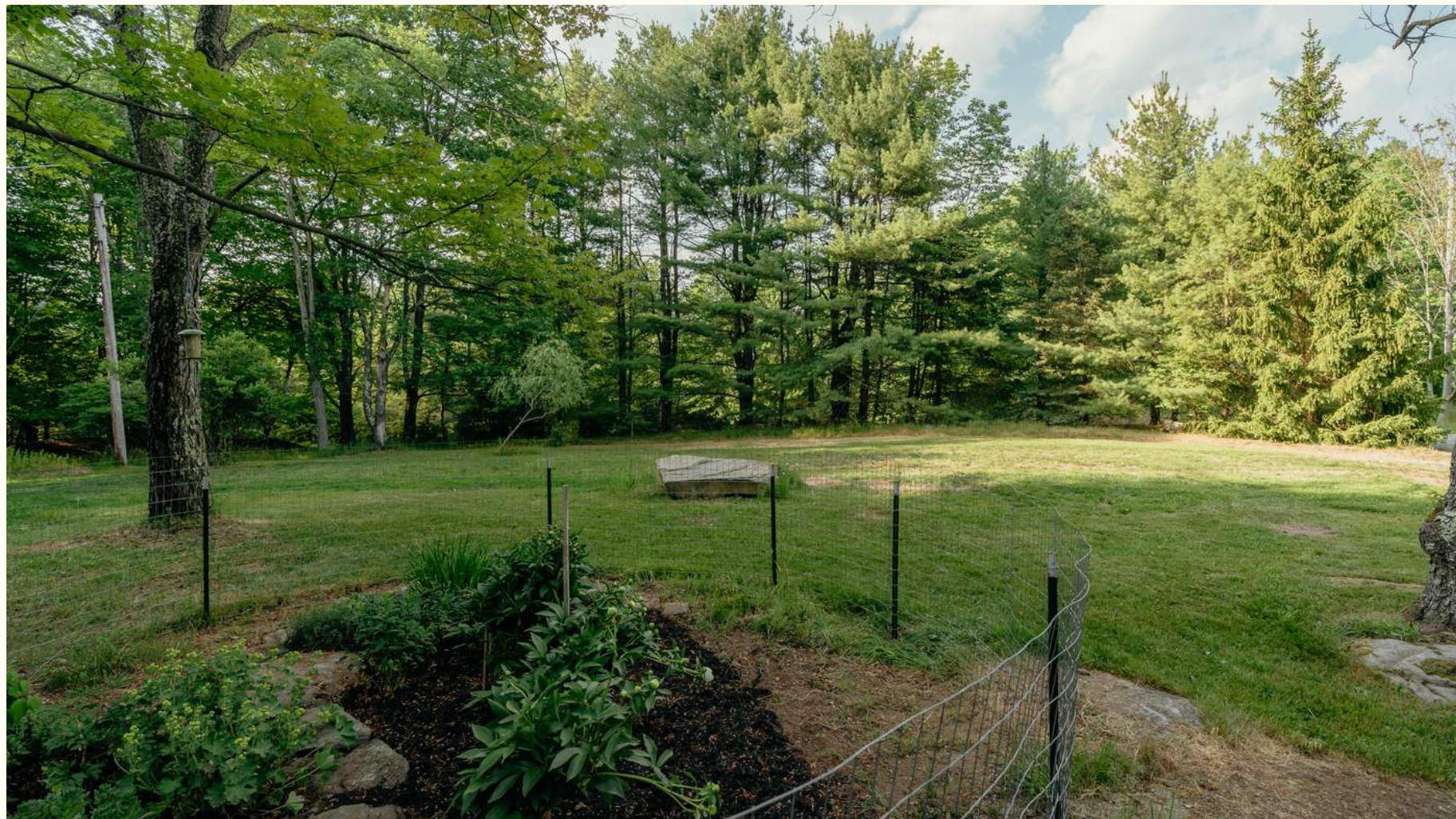




The Grounds

Perched on a hilltop, with forest views from every window, The Aster is as private as it is accessible, with easy access to town and well-placed trees hiding parts of the road. A new 12x16 outbuilding, which currently functions as a two-car garage, can also be used as a studio—though you may want your cars protected in winter. In the summer, plant tubers and tomatoes in your raised garden beds, which get loads of sunlight despite the forested setting.







House Details

Utilities

- Electric: NYSEG
 - WiFi/Cable: Spectrum
 - Heat: Baseboard (propane), Mini split (electric)
 - Fuel: Propane, tank located behind shed
 - A/C: Mini-split
 - Water heater: Navien Combi Boiler, Propane
 - Septic: New septic system December 2022
 - Water: Private well, located behind house
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Appliances

- Oven/Range
 - Refrigerator
 - Miele Washer/Dryer
 - Dishwasher
 - Wine fridge
 - Water filter
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Survey

No recent survey available.

Furniture/Contents

Some house contents are included in the sale price. See below:

- 2 cabinets upstairs
- Wall desk upstairs
- 2 fixed dressers in main bedroom
- TV



Year built 1969 Square footage 1,278

Highlights

Renovations

- Gut renovated down to the 2x4 framing (2016)
- Spray foam insulation (2017)
- Architectural support beams added to vault living/dining room (2017)
- New PEX plumbing (2017)
- Added new Navian comb-boiler (2017)
- All new sheetrock (2017)
- Replaced all windows with custom vinyl double hung energy star by United Windows / The Door Jamb (2018)
- Anderson glass storm doors (2018)
- Skylights added (2018)
- New Red oak hardwood floors (2019)
- Raised garden bed (2020)
- Replaced well pump (2020)
- New water tank in crawl basement (2020)
- 600 sqft. 30x20x12 metal 2 car garage on poured concrete foundation (2020)
- New driveway added (2020)
- New 30 yr asphalt shingle roof (2021)
- 192 sqft. 12x16 sun/mud room addition w/ spray foam (2022)
- Rear wrap around porch added (2022)
- Sliding glass door added to rear porch (2022)
- Crushed gravel pathways added (2022)
- Energy efficient Mini-Split in addition (2022)
- New septic system (2022) by way of Catskills Watershed Corporation \$30,000 grant, engineered for 3 bedroom allowing for an additional bathroom.
- Custom white oak kitchen cabinets (2022)
- Water efficient toilet added (2022)
- New wood stove chimney (2022)
- Interior of house painted (2023)
- Porch railing added (2023)
- Exterior stairs added (2022)
- Exterior of house painted (2023)
- Foundation sealant and paint added (2023)

Tax Abatements

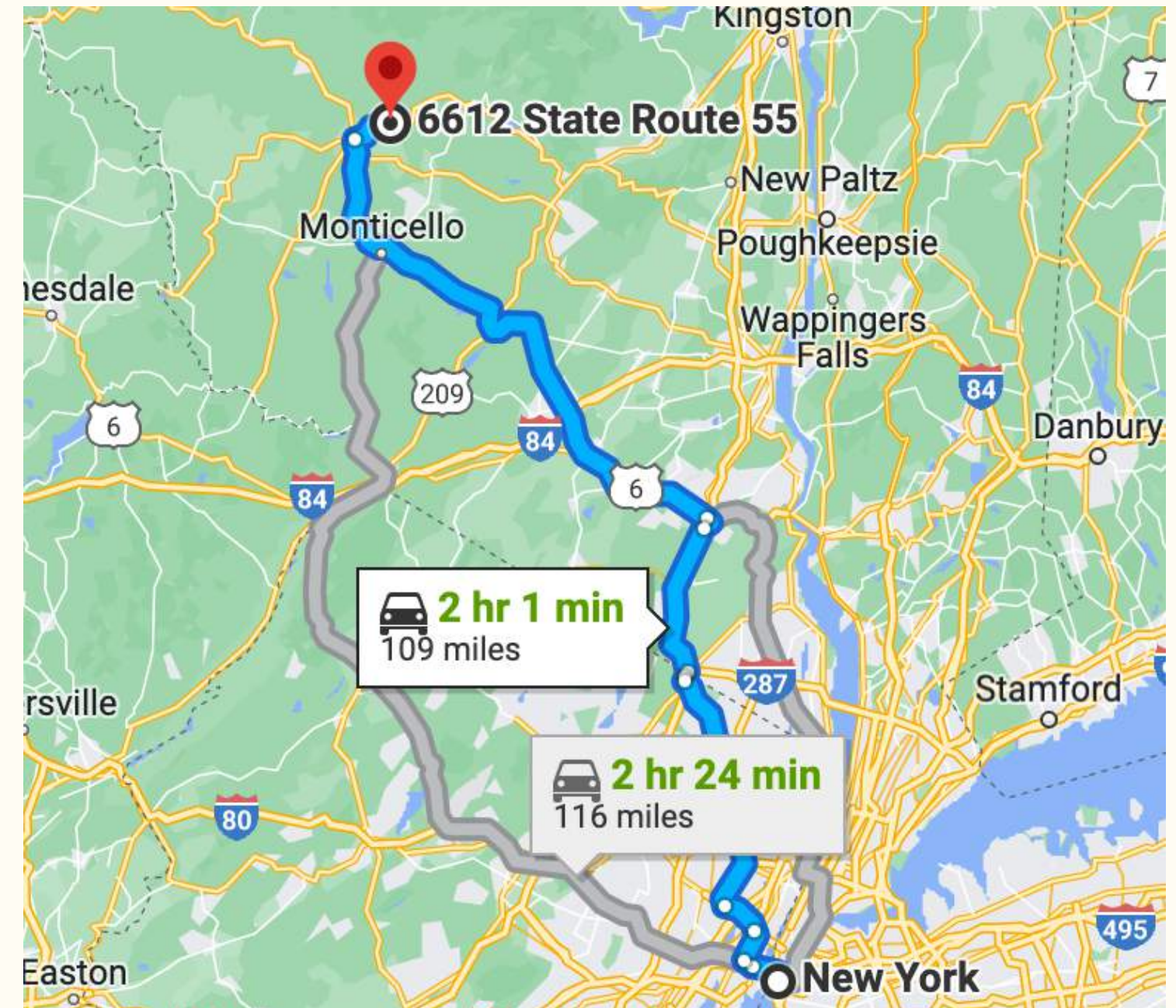
This home is located within the Catskill Watershed and qualifies for particular tax abatement programs.



Year built 1969 **Square footage** 1,278

The Location

Located in Catskill Park and only 100 miles to New York City, The Aster is minutes from enviable swimming holes, hiking, fly fishing on the Neversink and really any outdoor adventure you can imagine. A five minute drive to Liberty will provide you with all modern amenities, and fifteen minutes will get you to the popular town of Livingston Manor.



Private Showings

By Appointment only:

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