

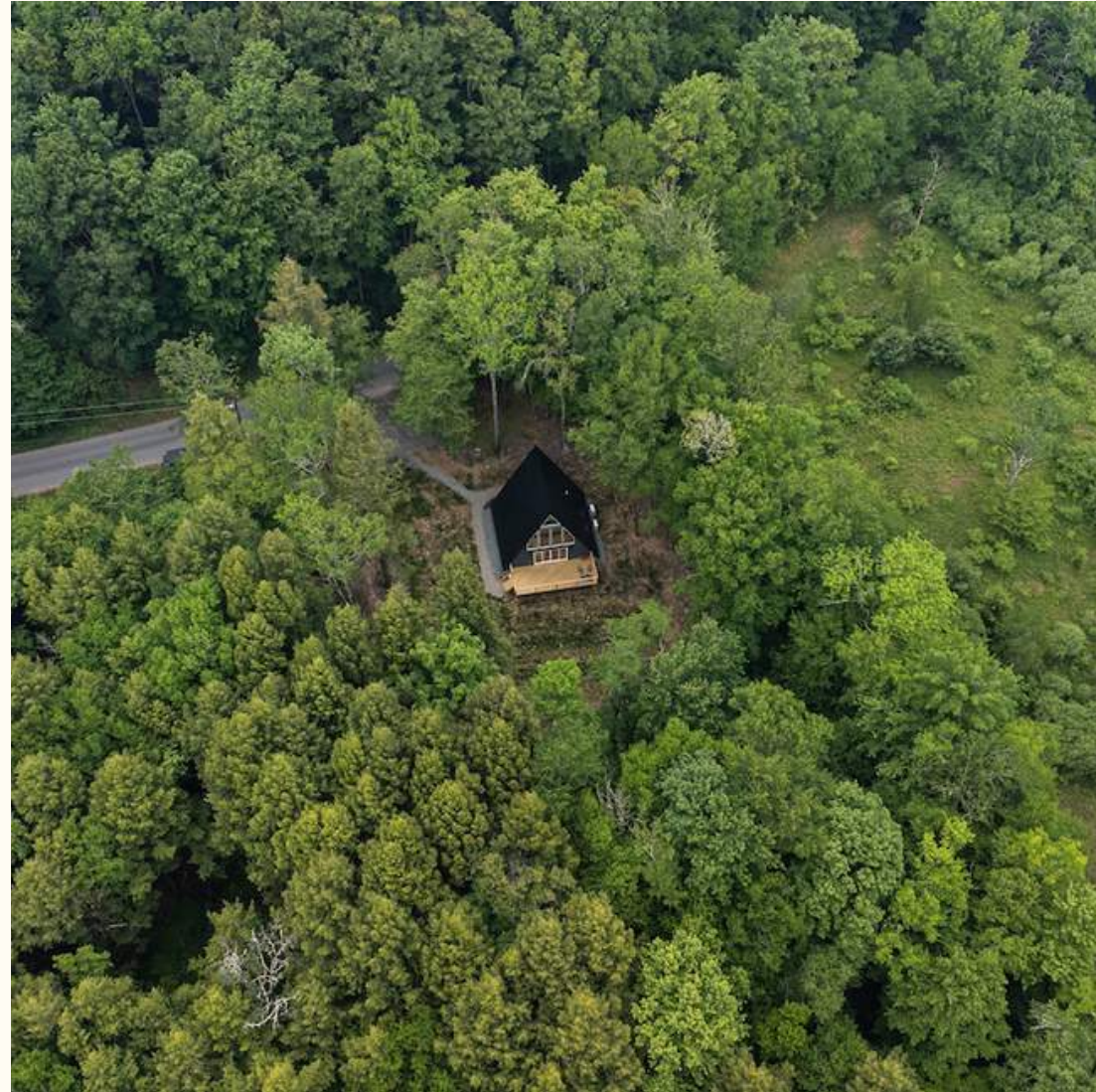


Birch Ridge Cabin

For sale by Catskill Mountain Houses.



121 Hubert Road, Jeffersonville, NY 12748



Introducing Birch Ridge Cabin

A newly built, modern a-frame nestled on 5.74 acres wild forest. This highly sought-after architectural design, completed in 2023, offers an unparalleled living experience with its expansive sundeck and soaring interiors.

The Property

Property

Year Built: 2023

Bed/Bath: 2/1

Sqft: 893

Acres: 5.74

Road: Public road, Private driveway

SBL: 1-1-14 (house); 2.-2-30 (adjacent land lot)

Top Amenities

- Design forward
- Large sun deck
- Privacy

Town Taxes*

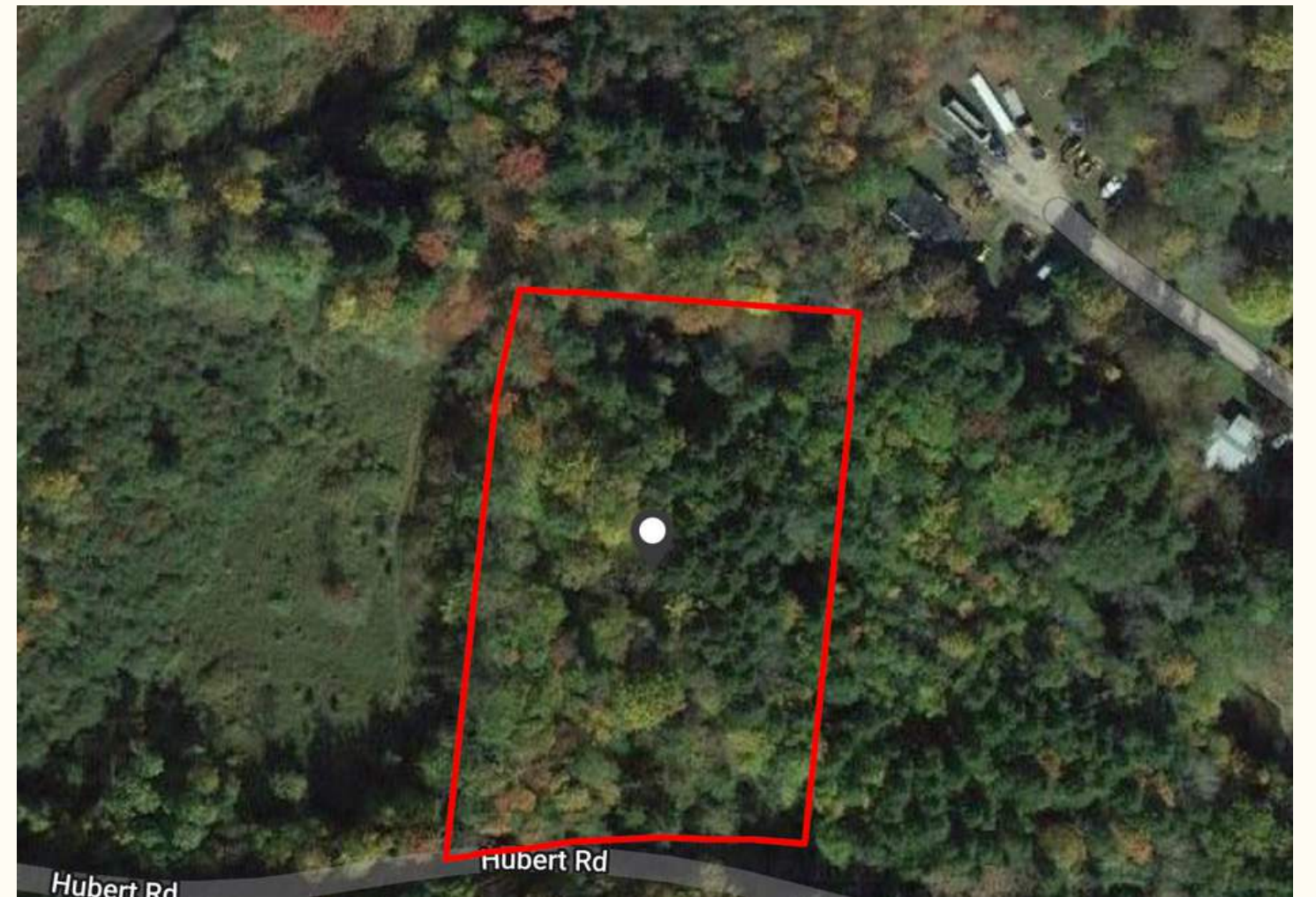
Town: \$735.13

School: \$867.86

*Taxes based on land only

Connectivity

- Internet: High speed Spectrum cable internet
- Cell service: Good connectivity



The House

Newly built in 2023, absolutely everything about this property is brand new, including well and septic, all utilities and appliances. The house design was custom drawn specific to this home, and the floors and stairs are from a locally sourced sawmill. All contents are additionally available for sale, making this truly a turnkey property.

Step inside the open plan layout on the main floor, seamlessly blending the kitchen, dining, and living areas for effortless entertaining and relaxation. Walls of windows overlook, and large glass sliding doors open up to the expansive sundeck. Filled with natural light, the house breathes in way that lets you breathe. A thoughtfully designed bedroom and shared bathroom are tucked away in the back of this level to provide convenience and comfort.

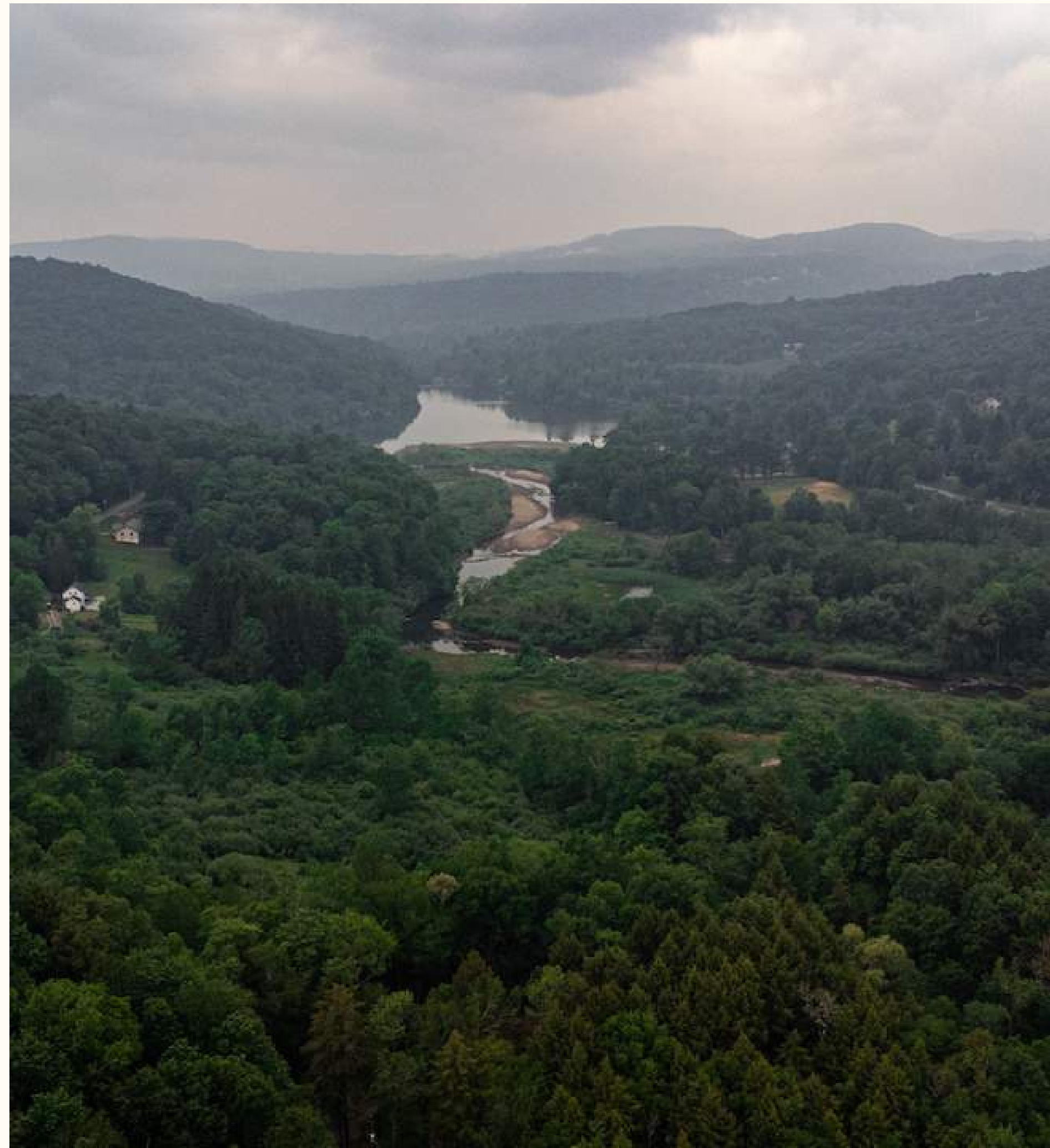
An additional large, lofted bedroom overlooks the living room and is a perfect spot for working from home, ensuring privacy while embracing the lofty ceilings and abundant sun rays that fills the entire space.





The Grounds

Embrace the beauty of the surroundings on the super private 6-acre forested property. The unruly organic landscape creates a harmonious connection with nature, offering an escape from the manicured world. The elevated deck provides a captivating experience, where dining among the trees feels like a magical retreat within the forest. A year-round stream crosses the property just beyond the tree line in the back, in addition to the property bordering Callicoon Creek.



House Details

Utilities

- Electric: NYSEG
- Internet: Spectrum
- Heat: Heat pump/Mini split
- Fuel: Electric
- Water heater: Electric standalone
- Septic: New tank and leach field
- Water: Drilled well.

Appliances

- Oven/Range
- Fridge
- Microwave
- Dishwasher

Furniture/Contents

All house contents available for sale.

Flood Zone

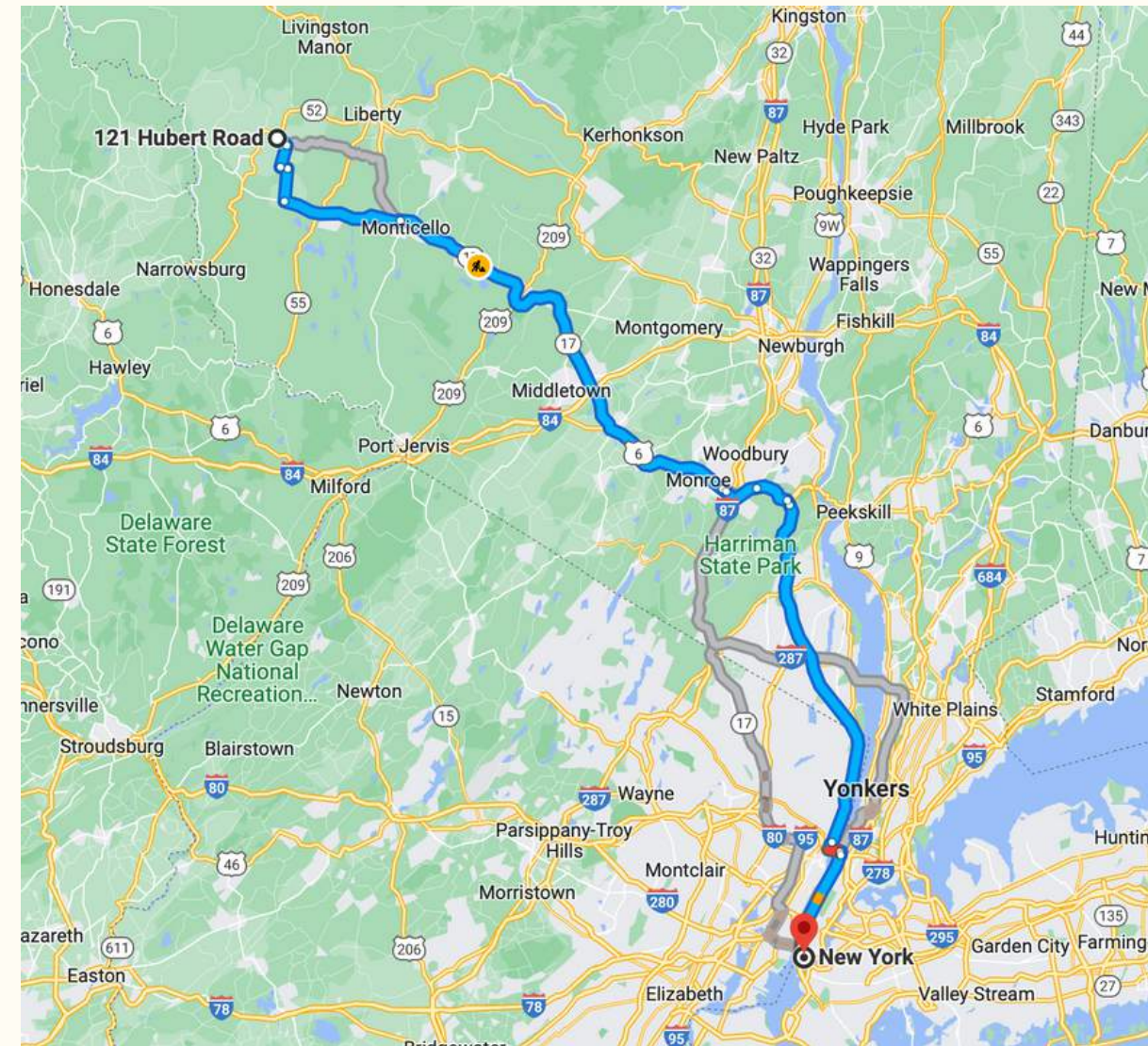
The far back corner of the acreage dips into a flood zone, but the house is uphill and well out of the flood zone map.



Year built 2023 **Square footage** 893

The Location

Jeffersonville's central location provides easy access to essential amenities while being within close proximity to the vibrant towns of Livingston Manor, Callicoon, and Narrowsburg. Indulge in the delectable offerings at Jeffersonville Bakeshop, or explore the thriving hot spots in the region. At just 100 miles from New York City, this location is ideal as a weekend getaway, co-primary home or full time residence.



Private Showings

By appointment only:

robin@catskillmountainhouses.com

