

BLACK BERRY HOUSE



**OFFERED FOR SALE THROUGH
CATSKILL MOUNTAIN HOUSES**

Asking offers in excess of \$695k. Contact Robin Jones at Catskill Mountain Houses for details.

robin@catskillmountainhouses.com

**NEWLY BUILT THREE BEDROOM HOUSE
ON ALMOST 6 ACRES WITH LAKE ACCESS**

A turnkey, high efficiency home with seclusion, access to water, and situated in the heart of the western Catskills close to some of the areas most popular attractions.

**METICULOUSLY DESIGNED,
CUSTOM BUILT & CRAFTED**

Design inspired by Japanese & Scandinavian architecture. Brought to life by a seasoned team in every custom element.

HOMESTEDT
DESIGN



INTRODUCING BLACKBERRY HOUSE.....

The first ground up build from Homestead; the result of years of planning & design iteration...



Commanding a proud silhouette on just under six acres of land, neighboring lake it has deeded rights to, in the heart of the western Catskills sits Blackberry House.

Adopting the clean lines and natural tones of Scandinavian design infused with the character of Japanese inspired finishes, the house is both distinctive in its appearance inside and out, while blending in with the rolling landscape that surrounds it.

PROPERTY OVERVIEW



1600 square feet
3 bedrooms
2 full bathrooms
9ft ceilings downstairs
open plan living/dining/kitchen/Lofted extra
living room / office

5.7 acres of land
lake rights to hust pond
600 square ft custom designed deck
85 sq ft custom built cedar-wood sauna
1200 square ft basement with windows and
walk out

Blackberry House spans just under 1600 square feet, but thanks to a custom designed floor plan and built in storage solutions it feels even bigger and packs a lot into that footprint.

The interior is split between two levels with the ground floor designed as the primary living space, boasting 9ft ceilings and a large entrance

hallway leading off to a master bedroom and en suite, an additional guest bedroom / office, full guest bathroom, and an expansive open plan living space with 23ft vaulted ceiling. A staircase centres this room leading to another large galleried space above as well as the third bedroom.

The transition from the inside to the outside is made seamless

thanks to two double sliding doors and a 600 square foot deck that wraps the house and extends out to custom built sauna.

Beyond that the property itself extends to almost 6 acres of woodland and meadow adjacent to the natural beauty of the 10+ acre hust pond, to which the house has deeded access.



THE INSIDE



white oak flooring

9ft ceilings and 8ft solid wood doors
efficient wood stove with 20+ft stove pipe
integrated library shelving
built in closets

zline cook stove

custom designed kitchen and island
panel integrated refrigerator and freezer
kohler faucets
custom bathrooms with soaking tub & double sink

The magic in Blackberry House is in the meticulous attention to interior detail, the result of years of planning and design iteration; executed by a team of expert carpenters.

The design drew inspiration from Scandinavian and Japanese architecture as well as the earthy tones that surround the building. By making use of natural light, clean minimalistic lines and warm textured details the house feels bright, airy, and distinctive while still retaining warmth.

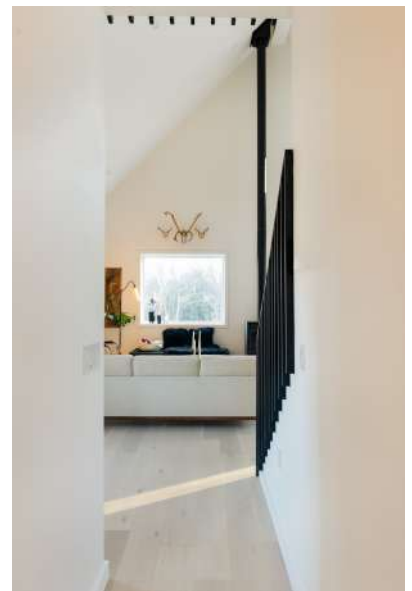
Common design threads tie the space

together with shou sugi ban integrated into select accents and furniture, chōchin paper light fixtures; cast iron detailing, white oak flooring throughout, and consistent bold lines with contrasting textures. Every element was hand picked or custom designed to create a consistent, calming space.

For the physical dimensions, the theme of subtle but significant choices continues. The 9ft ceilings, large picture windows and 8ft solid wood pocket doors give a solid but airy feel. Then the integration of sliding doors to the exterior wrap around deck-

ing makes the outside not only accessible, but a considered extension of the space.

But perhaps the jewel of the property is the 23ft vaulted living room, which while cavernous in its dimensions retains cosiness by being broken up into distinct overlapping areas. From the sleek, bold kitchen and island grounding the dining space, to the integrated library surrounding the living area, and the upstairs galleried lounge, this is a house built to be shared with friends and family.







THE OUTSIDE



shou shgi ban burned wood siding
custom ordered black metal roofing
600 square foot custom built deck
custom designed deck, railing and fascia
outdoor shower

custom designed and built sauna with:

- cedar clad interior and benches
- large picture window
- electric heater
- heat reflecting foil and insulation

The house was designed to have a bold timeless look from the approach. Sitting proud on its foundation walls the structure soars to the peak of the steep 12/12 black metal roof. With the addition of the shou sugi ban siding that shimmers in the morning and evening light, it casts a proud silhouette against the surrounding landscape.

But the house wasn't just designed to look good, the ancient technique of burned siding protects from

moisture, pests and the elements while the steep metal roof sheds snow swiftly and effectively.

Being in such a beautiful setting, the intention was to create a house where transitioning from outside to inside was seamless. The sliding doors in the living room open up onto the primary deck, a perfect spot for summer evening dinners. Here the custom designed railing extends all the way to the ground below, making the deck feel like an extension of the architecture of

the house rather than an after thought.

The second deck off the primary bedroom is intended to feel more intimate, with integrated wood storage acting as a privacy screen, an outdoor shower and seamless extension out to the custom built cedar-wood sauna and deck.

The Scandinavian in us believes that taking a sauna should be as easy as taking a morning shower: and in this house it is...



THE LAND



5.72 Acres including:

- sloping open pasture
- dense evergreen and coniferous woodland
- original stone walls throughout property
- trails cut through woodland

deeded access to Hust Pond:

- a 10+ acre lake less than 500ft from the property
- custom painted aluminum canoe included in sale of the house to make the most of the lake

Not all land in the Catskills is created equal, and this particular parcel felt very special to us.

The open meadow around the house filled with wildflower in the summer transitions to a gently sloping field with an old perimeter stone wall to the west, and dense forest at the bottom of the hill to the south. This is not only beautiful to look out on, but provides ample opportunity

to explore or just grab a chair and light a fire pit at one of the many vantage points.

Those that venture into the woods will be rewarded with the discovery of old trails, stone walls from a time when the land was pasture, and a wide variety of evergreen and coniferous trees, ferns and mosses.

But of course a major draw here is hust pond. A 10+ acre lake

just 500ft from the house with private gated access. The lake itself is sparsely populated, making for the feeling of a rare natural body of water.

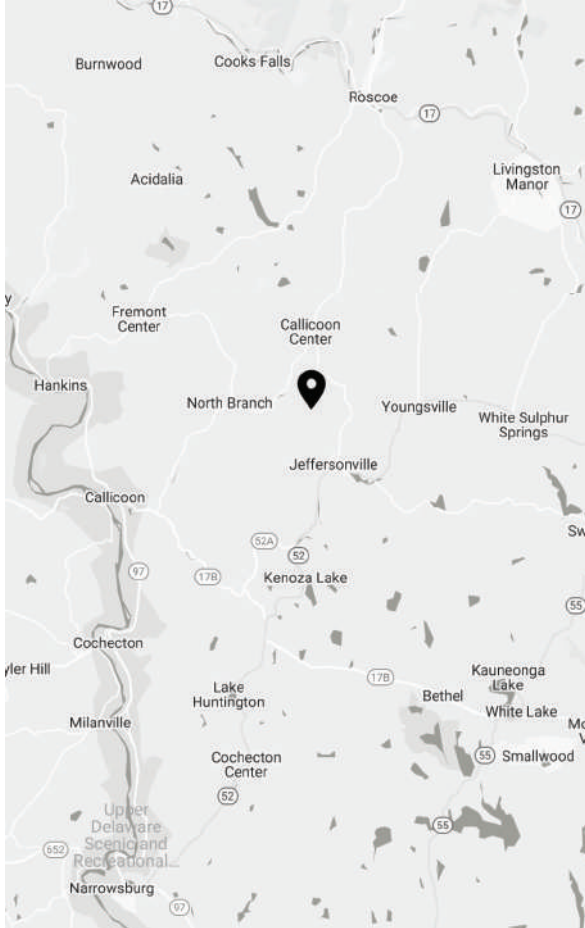
During paddles in the canoe over the summer months we have encountered turtles, herons and countless other bird life that make the lake and especially the island at the center of it their home.







THE LOCATION



DISTANCE TO KEY TOWNS

Jeffersonville | 3.4 miles | 7 mins
Callicoon | 10.2 miles | 16 mins
Roscoe | 11.3 miles | 18 mins
Livingston Manor | 12.8 miles | 20 mins
Narrowsburg | 19.6 miles | 32 mins
New York City | 119 miles | 2hrs 20 mins

DISTANCE TO ATTRACTIONS

Catskill Park | 16 miles | 25 mins
Delaware River | 10 miles | 15 mins
Jeffersonville Bake Shop | 2.5 miles | 6 mins
The Old Foundation | 4.7 miles | 9 mins
Callicoon Hills | 3.2 miles | 6 mins
Kenoza Hall | 6.6 miles | 13 mins
Bethel Woods | 11.7 miles | 23 mins

This is the part of the Catskills that we fell in love with and convinced us to move here permanently. Blackberry House lies right in the heart of some of the places we love the most.

The property retains the feeling of being secluded while at the same time being conveniently close to many attractions. Lying half way between the Delaware River and the Catskill Park, whether you're looking for lazy days on the river, or the adven-

ture of the mountains it's all close by.

For more man made conveniences, this location is spoiled for choices. Jeffersonville is just a few minutes away for every day requirements like a supermarket and bakery. Plus two of our favorite spots for dinner, Callicoon Hills and The Old Foundation are less than 10 minutes.

Aside from Jeffersonville, the ever more bustling towns of Cal-

licoon, Roscoe and Livingston Manor are all 20 minutes or less with their breweries, cideries, shops, cafes, farmers markets and restaurants.

Finally, for those that we haven't yet convinced to join us in the mountains full time, New York City is just over two hours away. But this is a side note, we'll soon convince you that's a trip you don't need to make very often anyway...

FURNISHINGS & DECOR



Asking \$25k for all furnishings, fixtures and decor reflecting almost all items included in the house as photographed *

*minus a few personal items.

Value of interior design services in designing and sourcing estimated at \$20k included at no extra charge.

As a design company with roots in interior design, we applied the same attention to detail in furnishing and decorating the house as we did in building it.

Every piece was hand picked with many items specifically commissioned for the space or sourced from antiques dealers and auctions across the north east region.

This level of design and curation is a service we have offered to clients in the past for a significant fee, but in this instance we are offering the buyers of the house the opportunity to purchase all the furnishings for a price that reflects only the value of the items in it.

The addition of these items make this a truly turn key home allowing the new owners to move straight in to a professionally furnished and decorated space.

THE BUILD



We have completed many extensive renovations of historic properties in the area over the last few years, ranging from farmhouses to cabins, ranches to riverside lodges, and the recent conversion of a hospital on the historic register into an eighteen bedroom hotel.

For this build we wanted to combine the best of local carpenters and custom finishes, with the latest in home building techniques to create a highly efficient home that still feels unique and personalized. To achieve this we adopted hybrid modular construction: with the core of the structure (the walls and everything behind them) custom designed to the inch and built

off site in a controlled environment. Then just about everything visible in the final space finished on site.

By building the core of the house off site (framing, electric, insulation, weather-proofing, windows and doors) we were able to ensure the construction of a meticulously built "tight" house. The build of this critical part of the structure was therefore unaffected by the ever changing patterns of mountain weather, executed by highly qualified specialists in each task, and done so in a way that minimizes excess waste.

On site finishes were executed by experienced general con-

tractor Kyle Lagendyk of Birdsmouth Builders alongside a team of local craftsmen we brought in for their expertise in each aspect of this unique build. These finishes encompassed just about everything visible in the final space including Shou Sugi Ban burnt wood siding, special ordered metal roofing, custom tile work, hardwood flooring, custom designed kitchen, cabinetry, trim railings, sauna, and exterior decking.

The result is a house that is unique for the area and offers a quality of build that allows its new owners to simply relax and enjoy the peace and tranquility of the area.

THE TEAM



ANNA ABERG
Design Director

As a Swede, Anna has a natural flair for design, skill put to practice over years of miraculous renovations. Her superpower a relentless eye for detail.



KYLE LAGENDYK
General Contractor

After learning his trade from his father and then in Portland Orgeon, a land of trees and craft, it will be of no surpise that Kyle's superpower is precision carpentry.



TOM ROBERTS
Retail Director

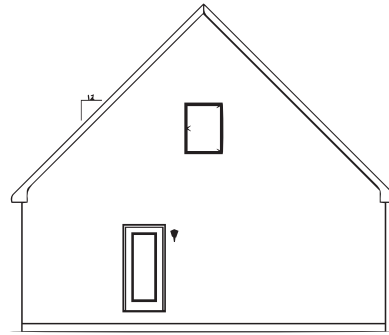
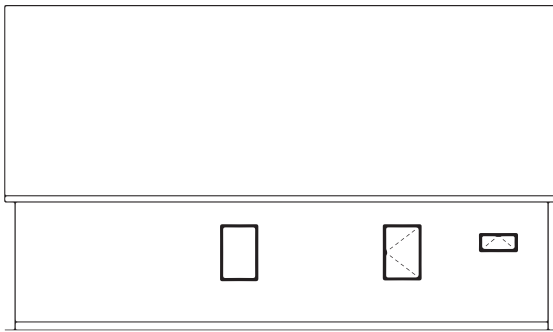
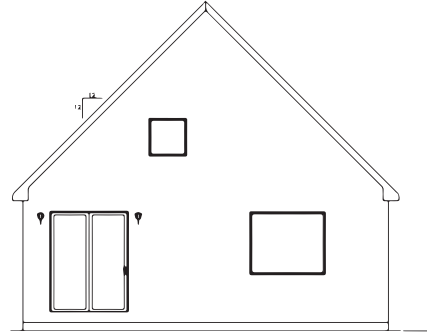
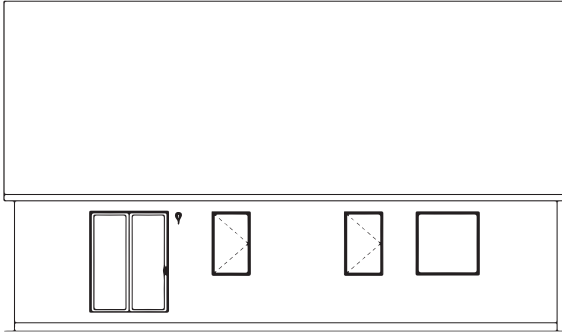
A Brit with an appreciation for all things that that with a story to tell. His superpower is likely regailing those tales, but he'll also swing a hammer on occasion.



DAVID GACRICA
Assistant Contarctor

A Guatemalen whose humble nature belies his extensive knowledge of construction. His superpwer is a tireless work ethic, and positivity in the face of adversity.

TECHNICAL SPECS



THE SPACE

Built 2022

Total square footage: 1589 sq ft

Ground floor: 1247 sq ft

Second Floor: 342 sq ft

Basement 1247 square ft

8ft ceiling height with 3 windows and walk out through double doors

3 bedroom / 2 bathroom

5.72 Acres

SYSTEMS

Electric heat

Energy Star Electric Water Heater

Well installed 2021

Septic installed 2021

High speed internet

Download speed 350+ Mbps

Upload Speed 10+ Mbps

APPLIANCES

Zline cook stove*

Electric oven & propane stove top

Whirlpool panel integrated dishwasher*

Whirlpool panel integrated fridge freezer*

Supreme Novo Wood Burning Stove

Kohler faucets

Electric Sauna

TAXES AND FEES

Property Tax: \$1,586.68

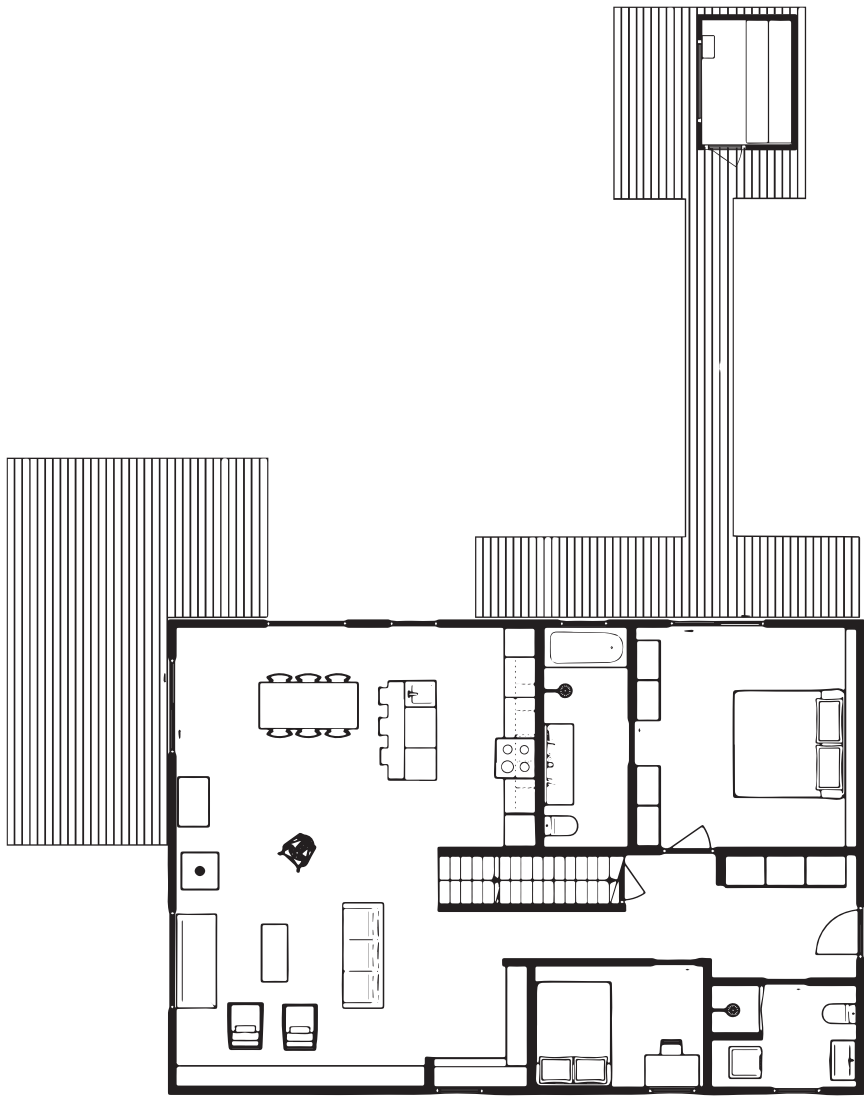
School Tax: \$709

(Pre construction)

HOA Fees:\$400 per annum

(variable)

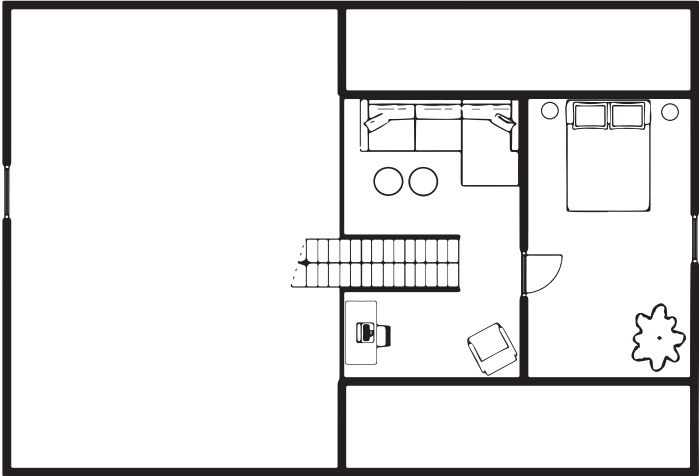
* Denotes Energy Star Certified



SAUNA

DECK

GROUND FLOOR
 2 bedroom
 2 full bathroom
 Hallway / mud room
 Living/dining/kitchen



SECOND FLOOR
 1 bedroom
 Galleried living space/
 office

ABOUT HOMESTEDT



Founded by husband and wife team of Tom Roberts and Anna Aberg, Homesteadt is dedicated to all that makes a home.

With roots in Sweden and England we have an appreciation for craftsmanship, character, architecture, and things built to last the test of time.

Since creating many magical spaces and experiences at our first Catskills venture, Livingston Manor Fly Fishing Club, we have evolved most notably in two directions. Firstly design, where we cut our teeth in some extensive renovations

of commercial and residential upstate properties. Secondly retail, where we specialize in home goods and tools for mountain living.

Whatever we're doing, we approach every project with hard work, passion and a desire to go the extra mile to deliver something that feels very personal and exceeds even our own high expectations.

Blackberry House is no exception to this and was perhaps the project we have invested the greatest amount of thought, creativity and old fashioned elbow

grease into and we're very proud of the results.

To date our work has been featured in publications ranging from The New York Times to Gestalten coffee table books.

WELCOME HOME

WORK FEATURED IN

REMODELISTA

The
New York
Times

domino

CountryLiving

VOGUE

HudsonValley
MAGAZINE

THE
INDEPENDENT

Forbes



WITH SPECIAL THANKS TO

PETER CROSBY PHOTOGRAPHY | Exterior photography (in a snow storm) and promotion video.

CATSKILL IMAGE | Interior photography.

CATSKILL MOUNTAIN HOUSES | Real estate listing and counsel.



WELCOME HOME
HOMESTEDT