



Blueberry Ridge House

For sale by Catskill Mountain Houses.



225 Lake Ridge Road, Narrowsburg, NY 12764



Introducing Blueberry Ridge House

Set into the rural backdrop of Narrowsburg, NY, Blueberry Ridge House stands as a cozy cottage just 100 miles from NYC. Unwind in this welcoming two bedroom + guest suite and one and a half bath home with a sprawling backyard for gardening, lounging or picnics. Whether you're enjoying a morning cup of coffee on the front porch or under the vast expanse of the night sky, this charming retreat is an undeniable gem in the Catskills.

The Property

Property

Year Built: 2010
Bed/Bath: 2/1.5
Sqft: 1,920
Acres: 6.43
Road: Public road, town maintained
SBL: 6.A-1-20

Top Amentities

- Wood burning stove
 - Finished, walkout basement
 - Fire pit
 - Privacy
 - Big back yard
 - Short term rental friendly
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Town Taxes

Town: \$2,959.85
School: \$2,847.68

Connectivity

- Internet: Spectrum
 - Cell service: Reliable connectivity
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Short Term Rental

The house is a successful short term rental through [Red Cottage](#) with a price reduction incentive for buyers ready to sign a 2-year rental agreement with Red Cottage.



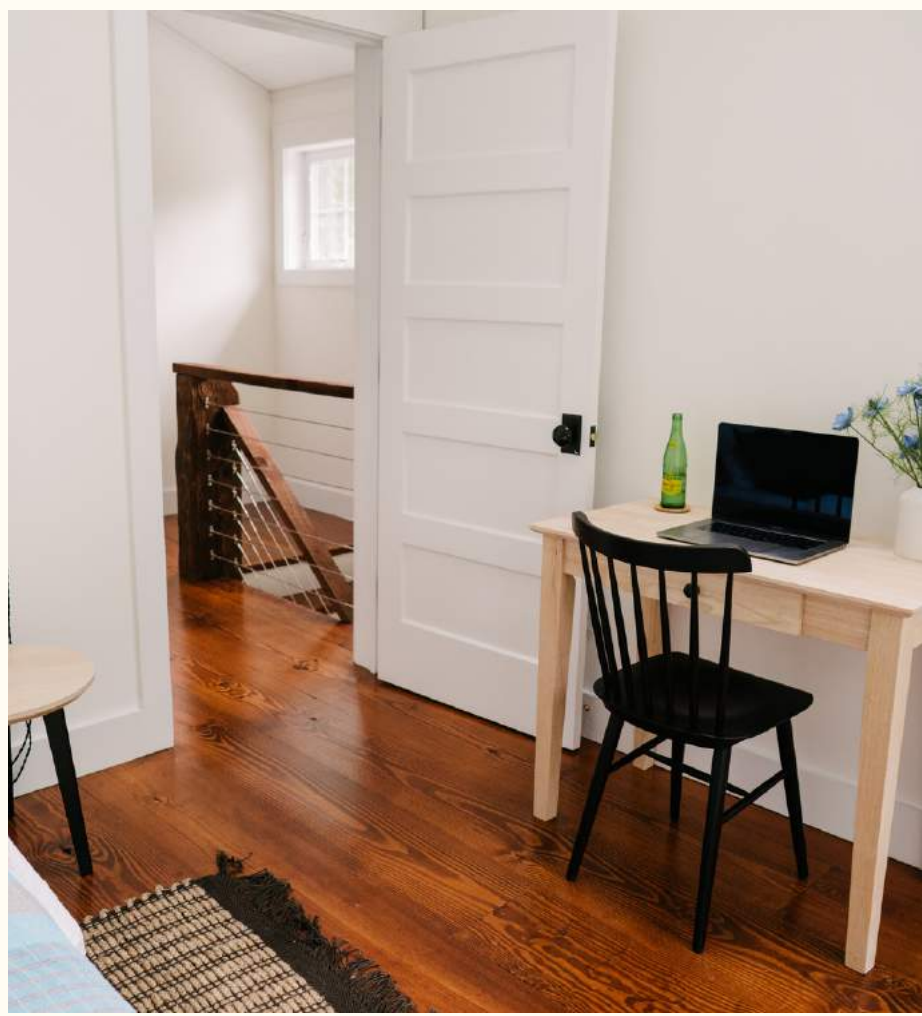
The House

This quaint yet spacious cottage radiates warmth with an abundance of windows and a cozy open floor plan. Built in 2010 by the well-known building team at Catskill Farms, the open living-kitchen-dining space, creates a bright friendly room, with maximum ease for entertaining. The dreamy farmhouse kitchen is a perfect spot to relax or host friends, and is definitely the heart of the home. Across the room, the living space is anchored by a bold stone fireplace with wood-stove insert that keeps the house warm and toasty in the colder months. Move through the dining room to the sliding glass doors for convenient access to a deck for al fresco dining. The first floor offers plenty of space to unwind and relax with and a convenient half bath, too.

Upstairs, both queen bedrooms fit nicely with a shared full bathroom that boasts crisp and classic white tiling, and a coveted double sink, a large shower and newly appointed finishes.

Downstairs from the living area, is the fully finished walkout basement – a flexible space currently configured as a spacious 1 bedroom suite, with a lounge and study space, washer/dryer, and a separate entrance through sliding glass doors to the backyard lower stone patio and fire pit.







House Details

Utilities

- Electric: NYSEG
- Internet: Spectrum
- Fuel: Propane, Combined Energy Services
- Heat: Hot water radiator/baseboards, propane boiler
- Water heater: Propane Stand Alone
- Sewer: Septic
- Water: Drilled well

Appliances

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

Furniture/Contents

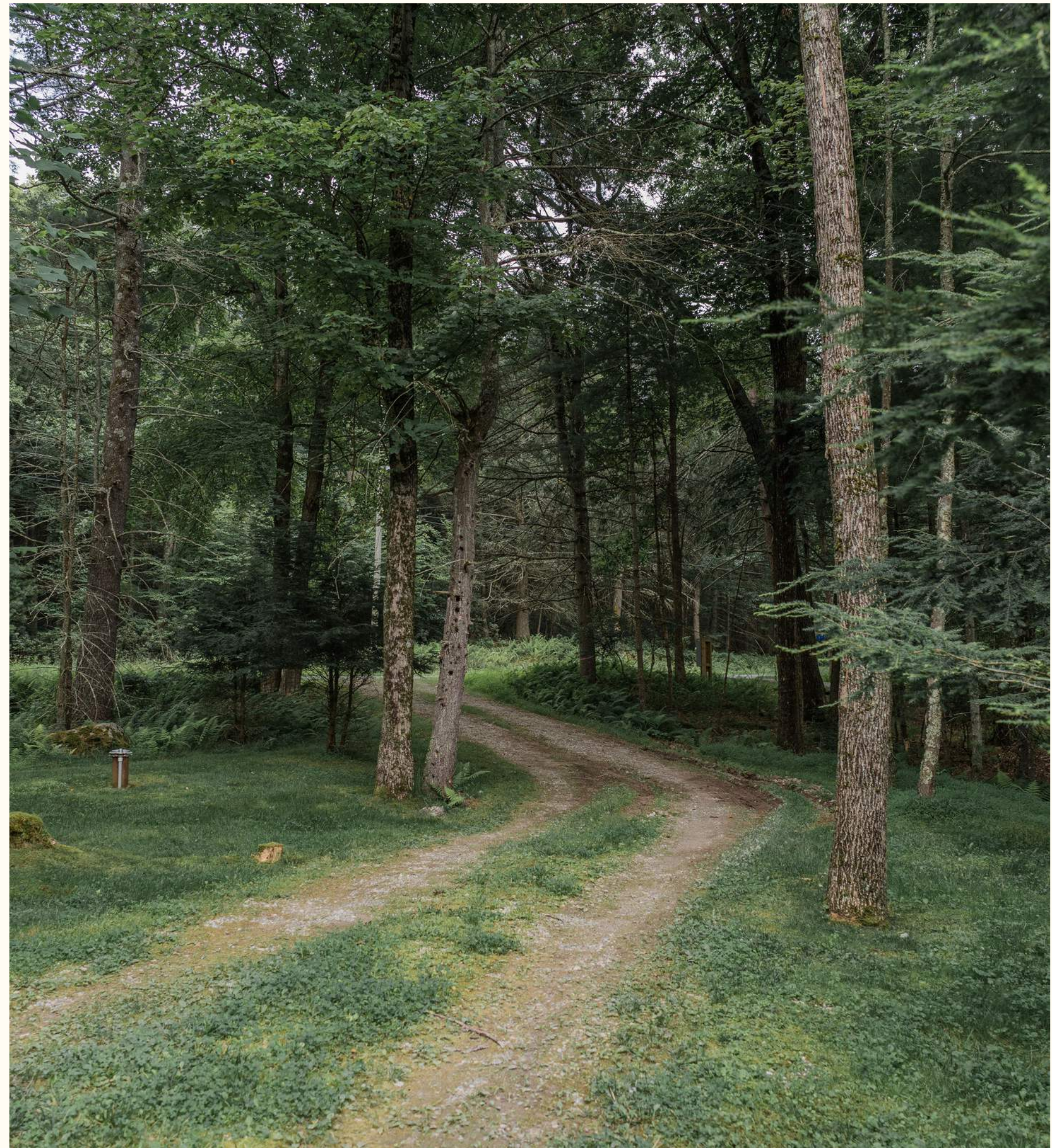
Furniture and contents available. Please inquire for more information.

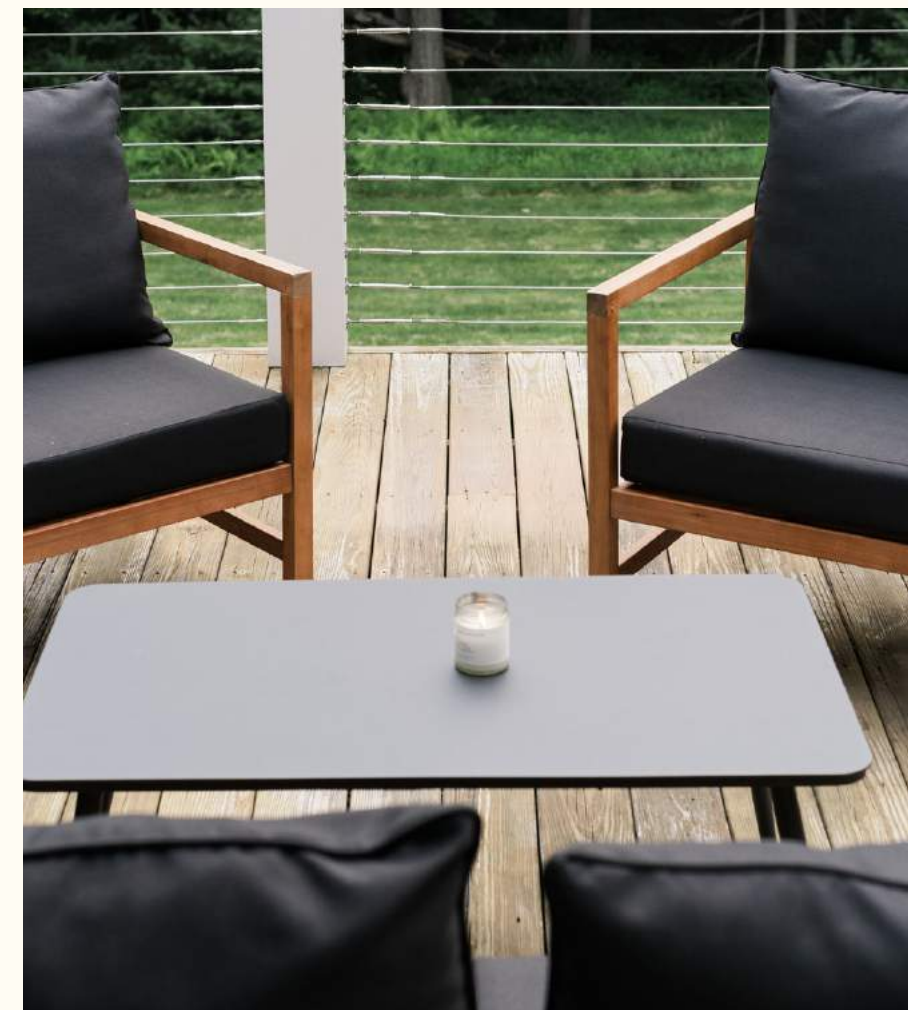
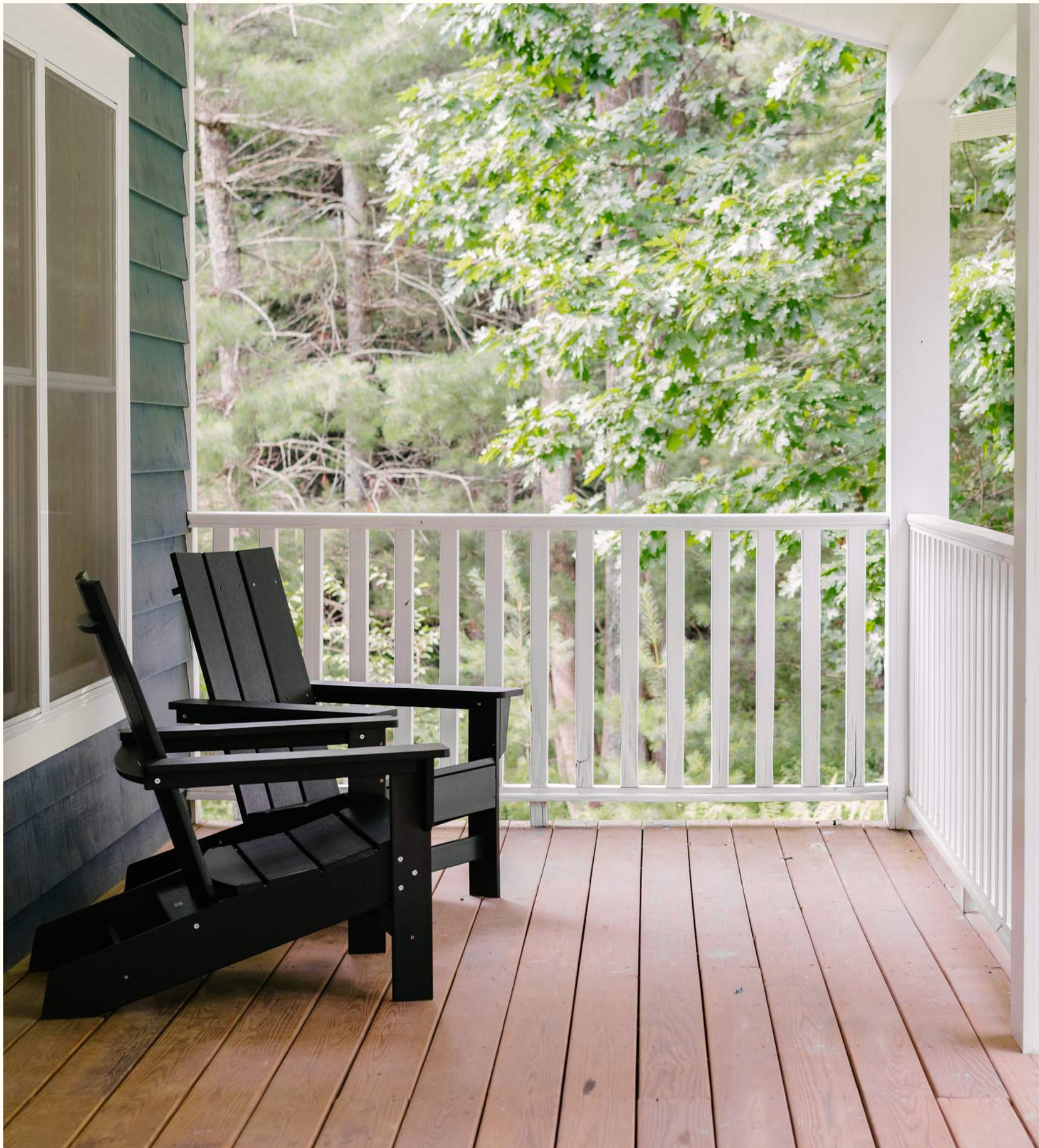


Year built 2010 **Square footage** 1,920

The Grounds

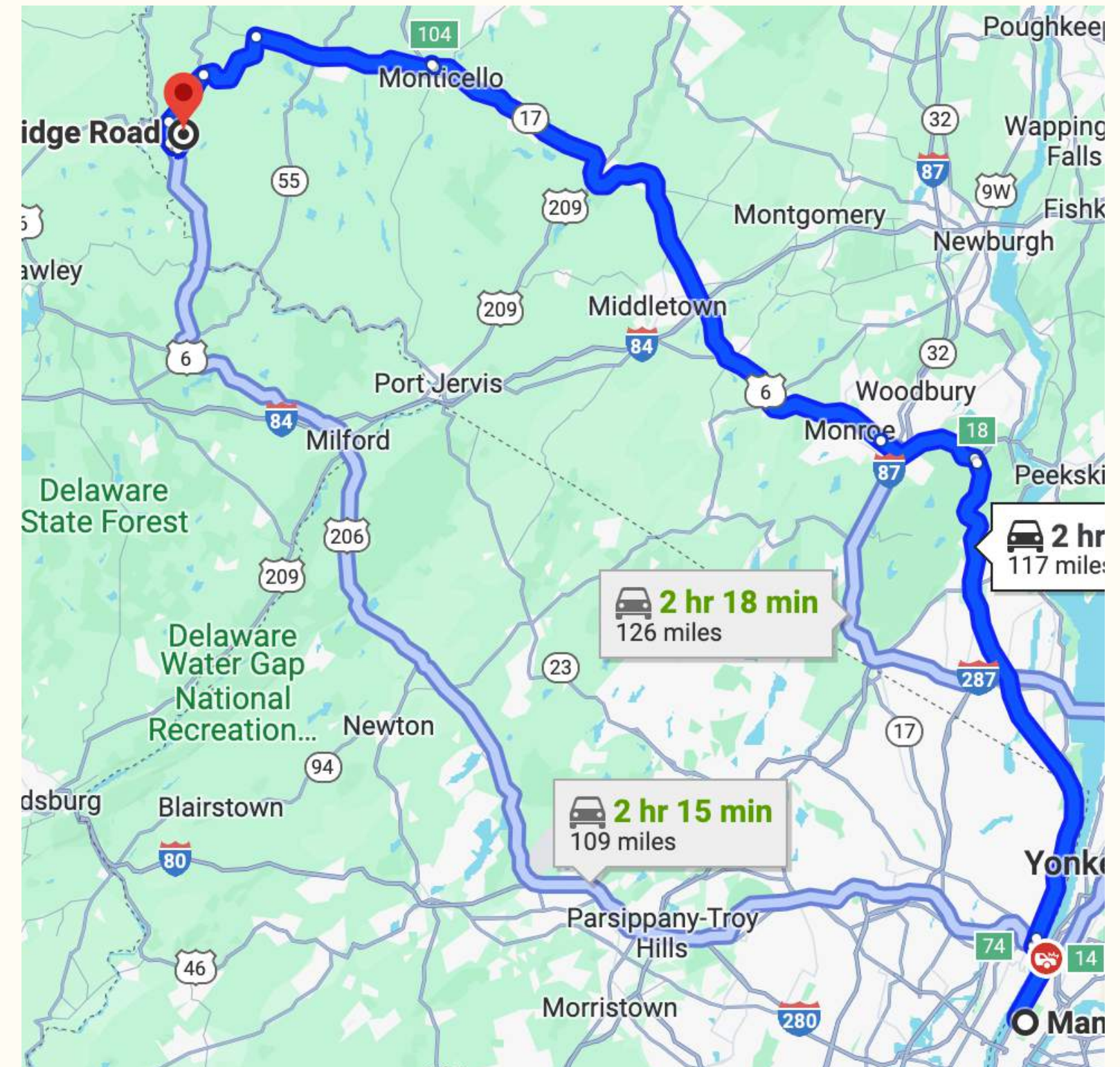
Listen to the sounds of nature in the backyard of this private, peaceful property. Totalling 6.43 acres, Blueberry Ridge House sits toward the front of the property, just behind a u-shaped driveway creating more privacy from the quiet road. Enjoy a meal outdoors or host a gathering on the back deck just overlooking the firepit and lawn. The large grassy backyard offers a private space for relaxing and is perfect for gardening, sports or simply lounging in the sun.





The Location

Experience the quiet country at Blueberry Ridge House with a prime scenic location and just minutes to Narrowsburg's conveniences, shopping, yoga, restaurants, coffee, rafting and hiking. Explore this quaint walkable town filled with inviting stores and restaurants. Grab a sandwich or coffee, local groceries and wood-fired pizza. Choose from local wines or shop the farmers market. Two hours from New York City and 20-30 minutes by car to charming nearby towns and attractions like Callicoon, Barryville, Jeffersonville or Bethel Woods Performing Arts Center.





Private Showings

By appointment only:

jill@catskillmountainhouses.com

