



4 Bussey Lane, Livingston Manor, NY 12758
\$515,000

Bussey Lane

Who's up for a swim? Meet Bussey Lane, a charming 1970s ranch with deeded rights to not only one, but two sparkling lakes just a few minutes walk from the house.

The Setting: The property is part of the quiet non-motorboat lake community of Edgewood Lakes. Located just minutes from Livingston Manor, the lakes offer serene boating and swimming, along with walking paths around both bodies of water. The area surrounding Edgewood is dotted with several other fabulous lakes and arguably some of the best fly fishing in the country.



The Particulars

Bedrooms: 3

Bathrooms: 2

Square Footage: 1,638

Acres: 1.17

Year built: 1970

Top amenities:

- Lake Rights
- Studio/Outbuilding
- 2 Outdoor Patios & Screened Porch
- Large Sunroom
- Fireplace
- 2-Car Attached Garage

Connectivity:

- High speed Spectrum cable internet
- Cell reception spotty

Appliances:

- Oven/Range
- Fridge
- Dishwasher
- Washer/Dryer

Utilities:

- Septic system located near driveway
- Water: Drilled well
- Heat: Base board/ Forced air
- Fuel: Oil above ground, provided by Mirabito
- Hot water: Gas stand alone
- Electric: NYSEG





Showing Information

Rt 17W to exit 96. R at end of exit to Old Rt 17. Take Right. Go 1.3 miles to Beaverkill Rd. Take Right. Go 2.9 miles. Take Right on Alexander. Go 1/2 mile. Left on Bussey. House on Right on corner.

ACCESS: Please email robin@catskillmountainhouses.com.

TAXES:

- School Tax: \$2,789
- Town Tax: \$2,603

HOUSE IMPROVEMENT HIGHLIGHTS:

- Doors to sunroom- new screens
- Floors to sunroom extensive work & painted
- Roof- new May 2022
- Studio- new electrical
- Newly trimmed trees
- New energy saving fridge & dishwasher
- Landscaping

FURNITURE/CONTENTS: Bussey Lane contents are available for additional sale with a select list of exclusions and personal items. Please inquire for details.

EDGEWOOD LAKES: Bussey Lane has deeded lake rights to the two non-motorboat Edgewood Lakes. The two lakes are not connected. The lakes are a 5-minute walk from the house, but there's also a parking area at the first lake. There are beautiful walking trails around both lakes, as well as the nearby Waneta Lake. Annual HOA fee: \$150.