



# DeBruce Boathouse

For sale by Catskill Mountain Houses.



8 Cedar Lane, Parksville, NY 12768



## Introducing The DeBruce Boathouse

Architecture and stunning views are the protagonists of The DeBruce Boathouse, the latest to market in the developing DeBruce Lodges collection of architect-designed post and beam mountain escapes. From a commanding mountainside perch, this compact turnkey lodge is only minutes from its Hunter Lake deeded lake rights. Located within the Catskills Park "Forever Wild" forest preserve, and just 100 miles to NYC.

# The Property

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## Property

Year Built: 2023

Bed/Bath: 1/1

Sqft: 683

Acres: 0.95

Road: Private road, no formal maintenance agreement

SBL: 28-A-1-7

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## Top Amentities

- Deeded lake rights
  - Large sundeck with sweeping views
  - Energy efficient design
  - Outdoor shower
  - Fire pit
  - Harman pellet stove
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## Town Taxes \*land only

Town: \$303.30

School: \$154.24

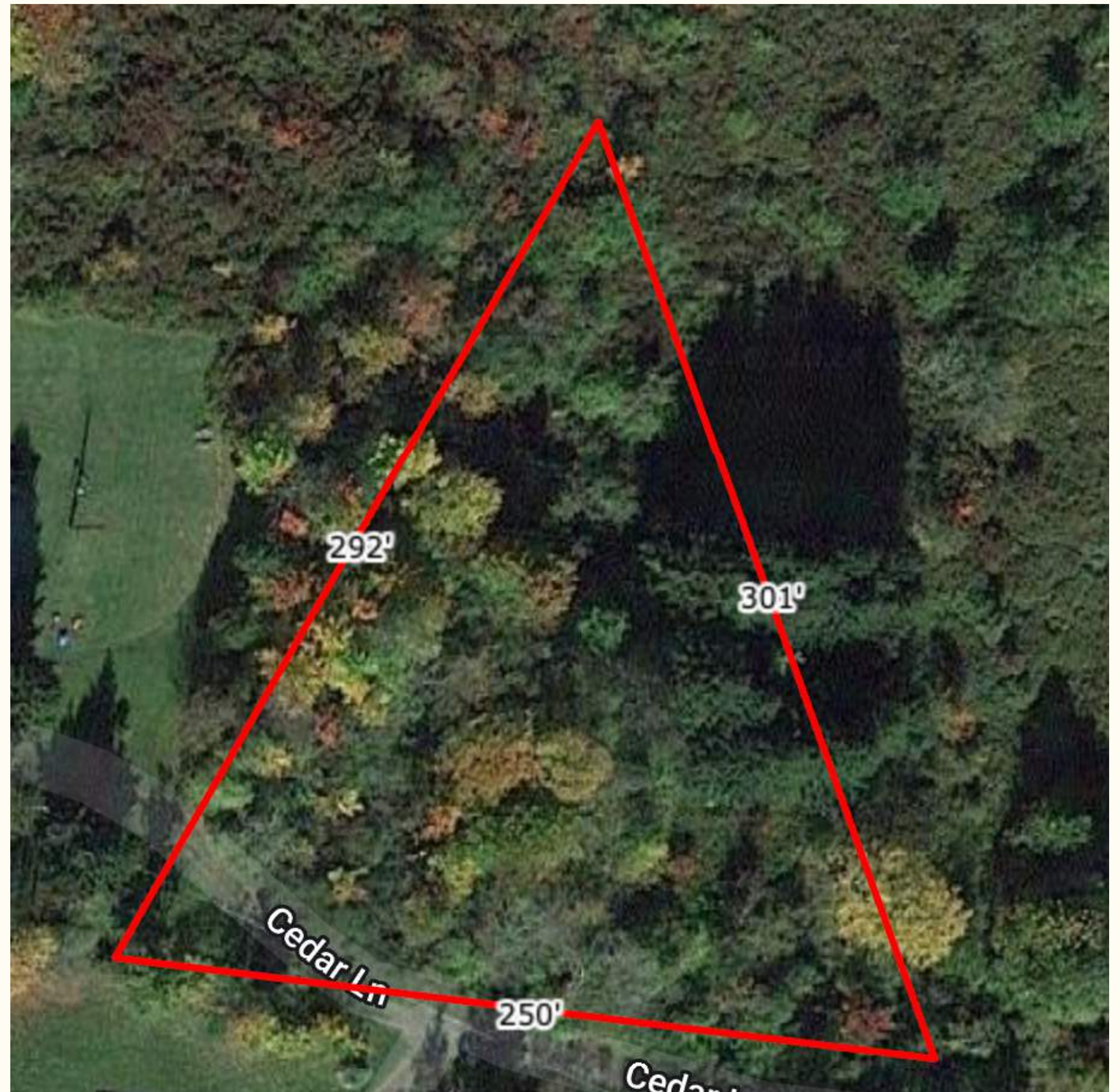
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## Connectivity

- Internet: Spectrum available; buyer to confirm
  - Cell service: Reliable connectivity
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## Private Road

The house is located on a private road but just a stone's throw from the main road. There is no private maintenance agreement, but the short distance can be easily plowed through winter. The private road is an right of way - see deed.



# The House

Newly constructed in 2023, the lodge was built with east-west orientation enabling spectacular sunrises and sunsets throughout all seasons. A heavy timber entrance was engineered to serve as a covered porch while also providing ample elevated storage space for all your outdoor gear - canoes, kayaks, paddle boards, skis and snowboards.

Stepping inside, you're instantly greeted by enchanting valley views. Generous windows and sky lighting illuminate the mountains outside and the wood swathed interiors all year round. Interior features include the stainless steel kitchen, a floor to ceiling slate finished bathroom with a walk-in shower, heavy timber carpentry and thoughtful elements throughout.

This turnkey Catskills cabin in the woods features an energy efficient design with compact construction. It was built to represent a new generation of petroleum-free homes that boast a tiny carbon footprint. Ecologically advanced, this on-grid cabin relies on electricity sourced from local solar farms. And if you want to dive deep, the cast iron Harman Absolute43 heating technology is revered for being one of the most advanced high efficiency pellet stoves on the market.

Custom "live edge" woodwork throughout is highlighted by artisanal trim with master-carpenter crafted shelving and pantry doors. Most wood finishes at the Boathouse were sourced from trunks and branches of local hardwood trees that were milled by woodworker Josephine Banks at her nearby Cat Hollow Saw Mill. Curing of live edge wood trim was conducted using an artisanal "open flame torching technique" to bring out colors and natural character of wood, and to create a unique "campfire effect" to accentuate the cabin.





# House Details

## Utilities

- Electric: NYSEG + solar farm source
- Internet: Spectrum
- Heat: Electric Baseboard
- Water heater: Electric standalone
- Septic: New tank and leach field (2023)
- Water: Drilled well (2024)

## Appliances

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

## Furniture/Contents

House contents available for sale: \$7,500

- Captain's bed, queen
- Avocado mattress
- Living room rug
- Living room side tables (2)
- Living room custom dining set
- Living room couch
- Living room custom rocking chair
- Loft nook floor pillows (3)
- Loft bookshelves (3)
- Table lamps
- Artwork wood engraving
- Exterior furniture (rocking bench, matching Polywood Adirondack chairs, fire pit)



**Year built** 2023 **Square footage** 683

# House Details, cont.

## Highlights + Design Elements

- Full “live edge” butcher block kitchen countertops with under counter kitchen sink
- Fabuwood cabinetry (3-time craftsmanship award winner at the [National Kitchen and Bath Industry Show](#))
- Fire pit with new Polywood® Adirondack Chairs
- Ample sky lighting combined with oversized Simonton Windows and sliding glass doors
- Black cast iron “country cabin” accents design theme throughout including Harman stove, spiral staircase, shelving brackets; and “farmhouse” style light fixtures, pantry door handles, hinges and hardware.
- Handmade antique wooden canoe sentry posts have been retrofitted to serve as miniature native wildflower sanctuaries, with gooseneck farmhouse lighting built into the bows of canoes.
- Engineered hardwood flooring on loft level.
- Energy efficient polished concrete flooring on ground level enables radiant heat from Harman Pellet stove to heat entire home in winter months. Floors are impressively energy-efficient with a very high thermal mass, which is the potential the material has to store and release thermal energy. Boathouse ground floor can regulate the indoor temperature by absorbing heat from stove in winter months to warm entire space, while in summer months the floors absorb lower temperatures from the ground beneath the cabin - thereby helping to keep internal temperatures cooler without use of air conditioning.
- Floor to ceiling Bluestone slab heat shield behind stove was crafted with local Bluestone materials that have been specially sealed to bring out a mosaic of natural colors and textures that are specific hallmarks of stones found in western Catskill quarries.



Year built 2023 Square footage 683

# The Grounds

The expansive sundeck allows for outdoor yoga and sunbathing as well as grilling and dining during balmy summer sunsets. And don't forget the outdoor shower for a post-hike golden hour rinse. A crisp mountain stream running the length of the property provides a soothing background, and a crackling fire pit rounds out this idyllic setting.

Step out into your own swathe of dense wild blueberry bushes, lining the expansive views in the backyard. Birders everywhere will love the view and avian activity at DeBruce Boathouse with common sightings of hawks, bald eagles and more!

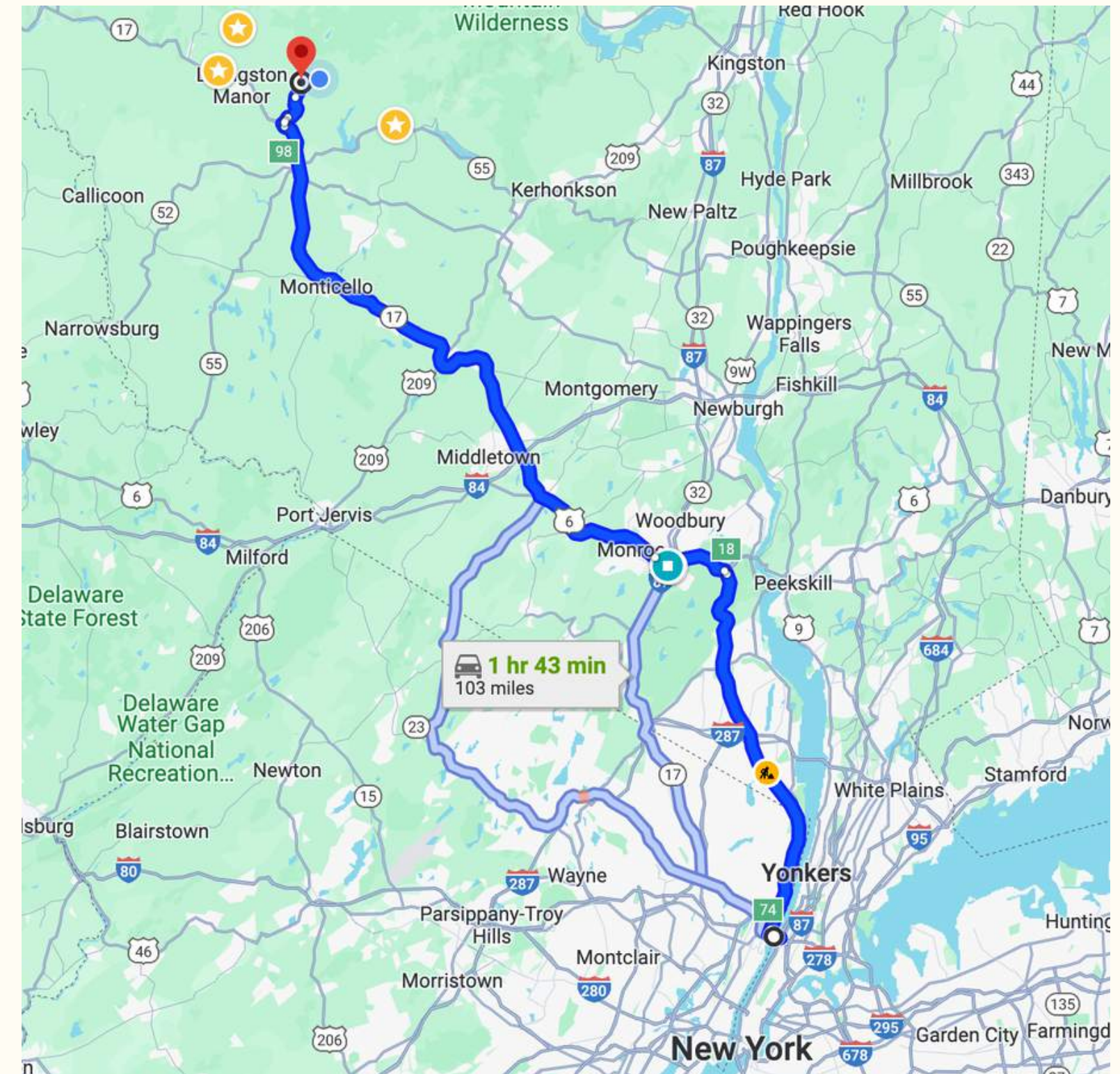




# The Location

The property is surrounded by forest and river, numerous fishing spots, swimming holes and hiking trails. Being only a half mile from Hunter Lake, this is the perfect basecamp for all your outdoor adventures, while being just minutes from top tier food markets, restaurants, breweries, wine shops, trendy shops, as well as area spas and yoga / pilates studios in the covetable Livingston Manor.

Only 100 miles to NYC, this location is ideal as a weekend getaway or for short-term renters.

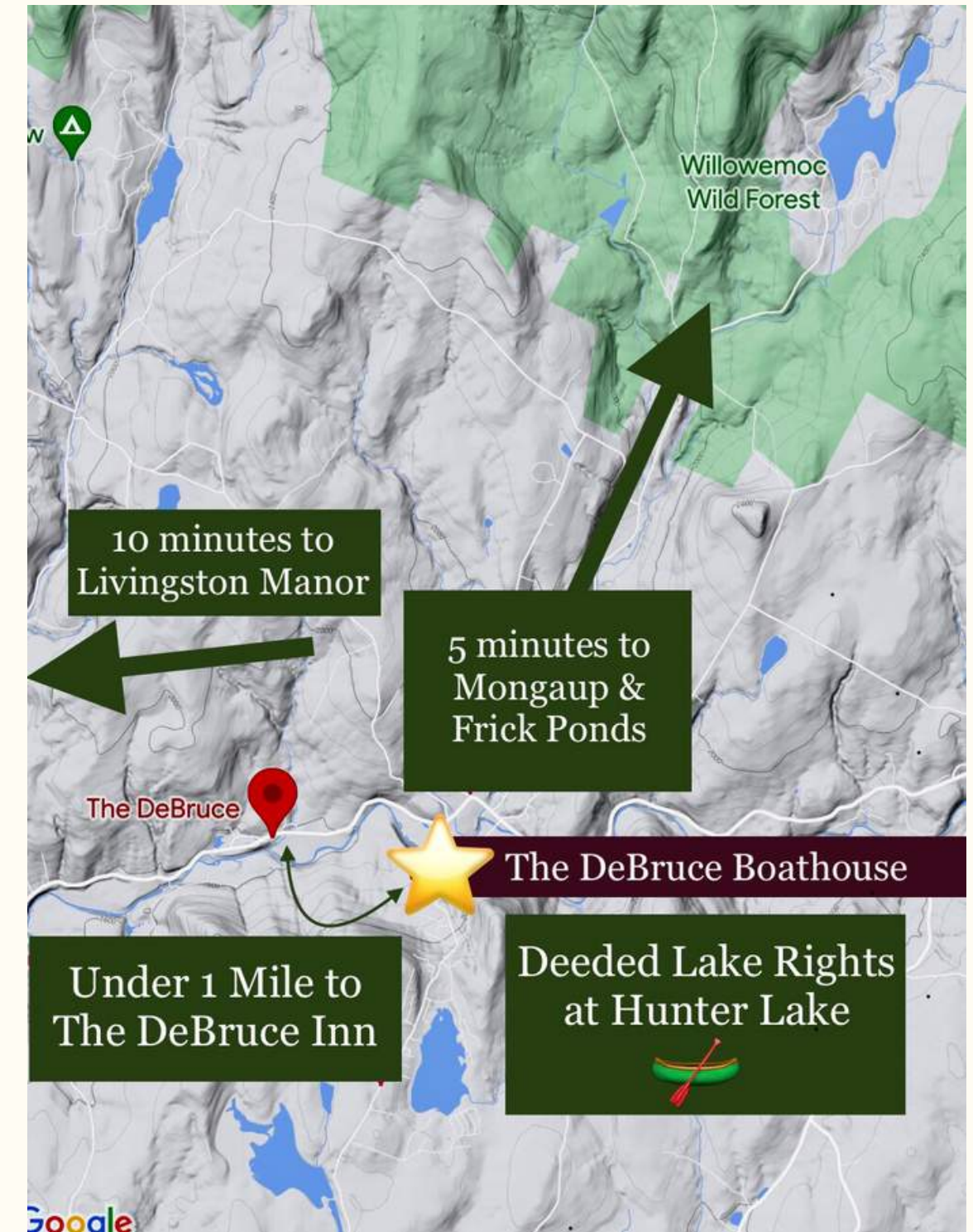


# The Location, cont.

## *Recommendations.*

~ Located under 1 mile from The DeBruce Inn, a legendary neighborhood landmark that was recently recognized by Condé Nast Traveler as one of the best new hotels in the world; voted one of the best restaurants in America by Esquire Magazine; and was a 2023 James Beard Awards Semi-finalist.

~ Located under 5 minutes from Mongaup Pond, a 120-acre open access lake, it's the largest body of pristine fresh water in Catskills Park, outside of the New York City reservoirs. Mongaup is revered for boating and kayaking and is surrounded by Forest Preserve land for hiking, cross country skiing and snowmobiling.



# Meet the Team

The DeBruce Boathouse is the second celebrated project to debut from the three-person design and build team at The DeBruce Lodges, a unique local firm specializing in “next generation” compact Catskills cabin construction. Each project is carefully designed by Sean Barrett, a local homebuilder and naturalist attracted to the area over 20 years ago to pursue his passions for flyfishing and ornithology. Originally renting various cabins in the area seasonally, over the years Sean gained extensive experience in both the natural magnificence of the region and many spiritual aspects of area, while logging innumerable hours hiking, biking and exploring the forest preserve. Ultimately his experiences living in a compact cabin he rented from local flyfishing legend, Joan Wulff, on her estate in the Beaverkill Valley, inspired a Sean to go on a mission to make such cozy and comfortable country living available to a broader swath of the community. It was his Wulff Family cabin experiences that propelled Sean to pursue a vision to build a series of similar compact Catskill cabins of the highest quality. Planning for the The DeBruce Lodges soon began, with Sean intent on reflecting harmony with nature in his designs, with the ultimate goal to provide durable and sustainable country comfort for those seeking second homes in the area.

From there Sean brought his rough design drafts to Jaclyn Horton, amongst the most respected local architects in all of Western Catskills. Jaclyn's architecture firm, which was originally established by her father John C. Horton, Architect, in 1984, has been providing premium service in Sullivan County and the surrounding areas for almost 40 years. In 2014, after the passing of John, the family formed Horton & Associates and in 2020 expanded to Horton • Malone Architecture welcoming Kevin L. Malone, Architect.



At Horton • Malone Architecture, they pride themselves on developing well thought out designs that meet the needs of both clients and community. Along with Sean the team at Horton • Malone Architecture works through all aspects of the building process, from design ideas all the way to the final stages of construction. Their collective work reflects an astounding attention to detail and highest level of professionalism. The boathouse was styled and staged by Venetia Boucher at Shelter Upstate, based out of Woodstock, NY.

But the planning, design, permitting stages of their process could only be weaved together and brought to life by a very specific caliber of General Contractor, which is why U.S. Marine Sergeant Kevin Hackett was recruited for construction of The DeBruce Lodges. Kevin is the founder of Operation Green Construction, a veteran-owned and operated construction and woodworking company based out of Pine Bush, NY. Kevin and his team pride themselves in conducting superior quality work and craftsmanship, seeking out and including the most sustainable practices available to them. As a veteran-owned company, they are driven by service; service to our nation, to our environment, and to our communities. To that end, Kevin and his team bring the attention to detail, discipline, and integrity you know and expect of a business run by a Sergeant US Marine.



# Private Showings

*By appointment only:*

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