



Goff Hill Cabin

For sale by Catskill Mountain Houses.



262 Goff Road, Livingston Manor NY 12758



Welcome to Goff Hill Cabin

Goff Hill Cabin has been thoughtfully transformed into a design lover's dream. Blending classic log cabin design featuring loads of exposed wood walls and beams with a designer's eye, this gem has loads of character and sits in the coveted town of Livingston Manor. This property has extraordinary potential with two separate parcels, including the main log cabin, a detached two-story 2 car garage, a ready-to-build pond site and a private hiking trail.

The Property

Property

Year Built: 1989

Bed/Bath: 2/2

Sqft: 1,260* see design + renovations section for more info

Acres: 18.8

Road: Public road, town maintained

SBL: 11.-1-3.7 and 11.-1-3.6

Top Amentities

- Wood burning stove
- Privacy
- Two story, Two-Car Garage
- Acreage
- Short term rental friendly

Town Taxes

Town/Co.: \$3,265.95

School: \$2,999.17

Town/Co.: \$578.22

School: \$674.10

Connectivity

- Internet: High Speed Internet (Spectrum)
 - Cell service: Spotty
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The House

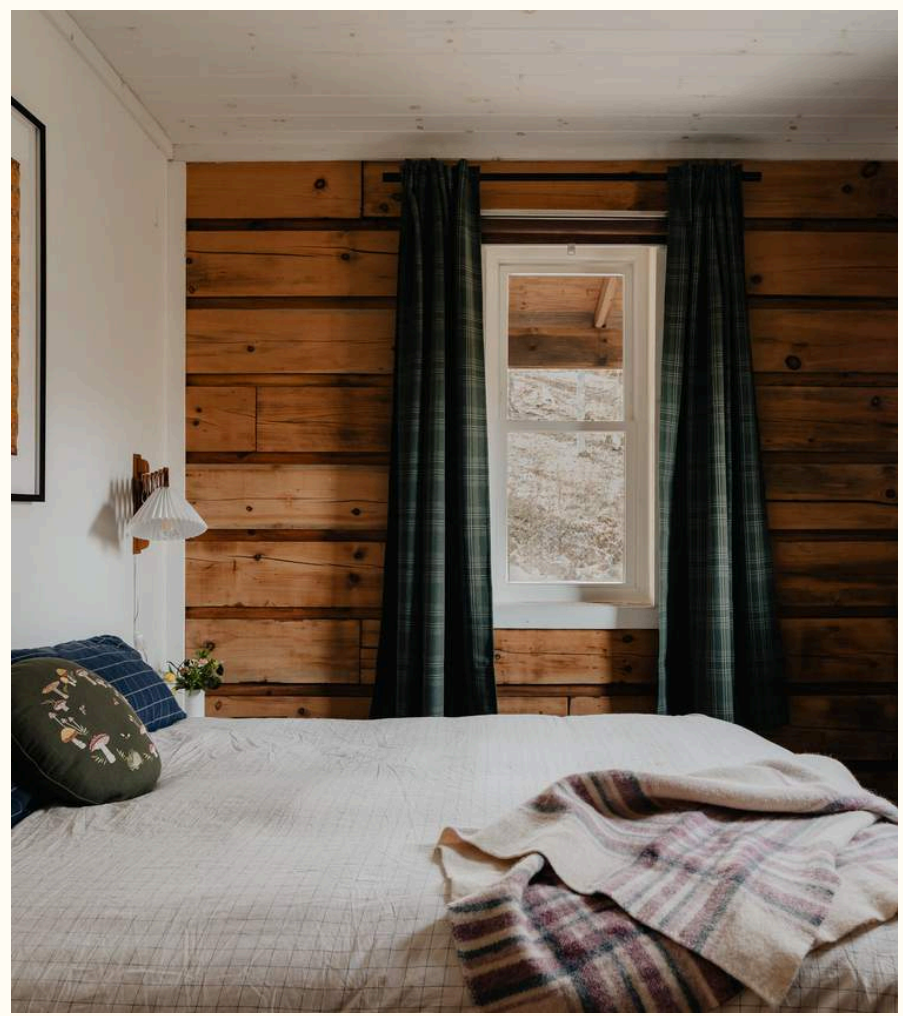
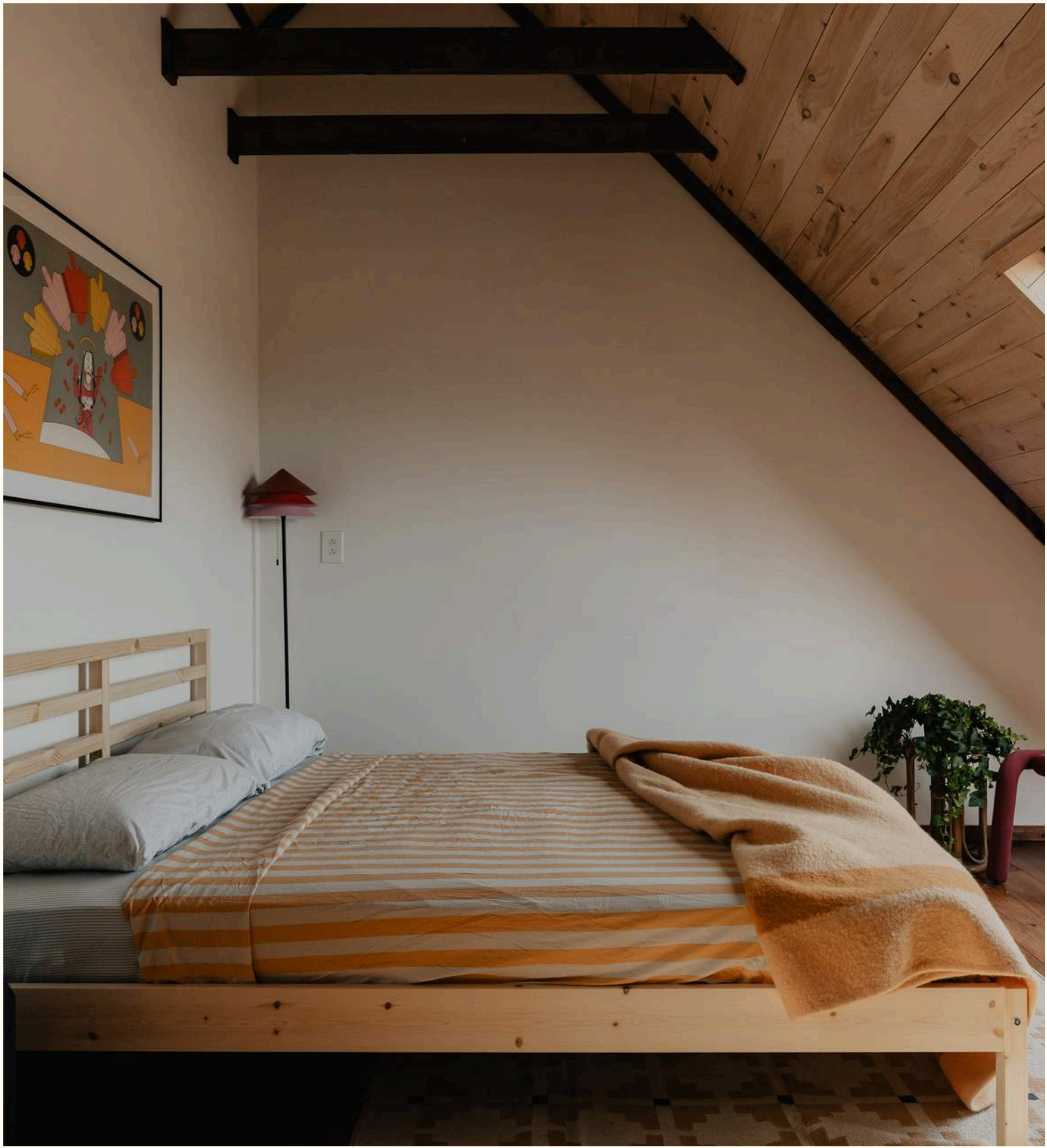
Meander down the driveway and arrive at the Goff Hill Cabin. Begin on the covered front porch and enter through the front door into a newly added mudroom, perfect for all your weather related gear with hooks and seating for quick getaways. Breeze through the doorway into the great room, which features an open plan living and dining space with a fully equipped yet minimalist kitchen. These three spaces are tied together by a cathedral vaulted ceiling that ushers in tons of natural light and a cozy wood stove. Just off the kitchen, a private bedroom is on the first floor, next to the shared full bathroom. Sliding glass doors lead to a large wraparound deck partially covered for grilling, and a sundeck for sunbathing and entertaining.

Head upstairs and notice the design forward touches, like the wood privacy design along the way. First, you will hit the landing nook. This space is just right for a comfy chair for reading or napping. Step through the door into the bright and spacious primary bedroom. Inside, the balcony skylight window brings in a slice of the outdoors from the second floor. This window can operate as both a skylight and balcony giving you easy access to fresh air and treetop forest views. Head into the second full bathroom for bright, tranquil, spa like vibes with a soaking tub and walk-in doorless shower.

Back downstairs, breeze through the door off the dining area, down to the unfinished walkout basement that houses a pellet stove and the washer/dryer. This space has the potential to expand the square footage of the house and transform into a home gym, office or guest apartment with private entrance.







House Details

Utilities

- Electric: NYSEG
- Internet: Spectrum
- Fuel: Electric
- Heat: Baseboards, Wood Stove
- Water heater: Electric, Stand Alone
- Sewer: Septic
- Water: Drilled well

Appliances

- Oven/Stove
- Samsung Refrigerator
- Dishwasher
- Microwave
- Washer/Dryer

Furniture/Contents

Furniture available for sale. Please inquire for more information.

Design + Renovations

Behind the vision of Goff Hill Cabin stands Ninze Chen, a designer and owner of the beloved Long Weekend vintage furniture shop in Livingston Manor, NY. Her thoughtful curation of furniture and decor transforms this classic log cabin into a sun drenched retreat blending comfort, style, and endless possibilities.

*Square footage does not account for the vaulted ceiling + mudroom addition. Some of the renovation work may require retroactive permits. Both 11.-1-3.6 and 11.-1-3.7 totaling 18.8 are included in sale. Inoperative pellet stove, washer/dryer and baseboards will be remediated by closing. Logs from pond site clearing will be removed by closing. Due to the nature of log home construction, added chinking between logs is recommended for better heat retention. Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.



Year built 1989 Square footage 1,260*

The Grounds

The two parcels encompass 18.8 acres abutting NY state land giving you maximum privacy and space to hike, explore or four-wheel. With a private hiking trail, seasonal springs throughout and a few rough outbuildings, Goff Hill Cabin is perfect for outdoor enthusiasts and nature lovers alike. Just down from the house, sits a generous lawn to stargaze by a crackling fire pit by night and play lawn games by day. From here, you overlook a newly cleared pond site ready for the next steps to diversify the ecology and wildlife on the land. Got pets? The walkout basement opens up into a fenced in dog run, perfect for your pups to get some exercise, while staying close by! Beyond the house is a two story two-car garage built in 2017 that is ready to be finished and turned into a woodworking studio, home office or guest apartment.

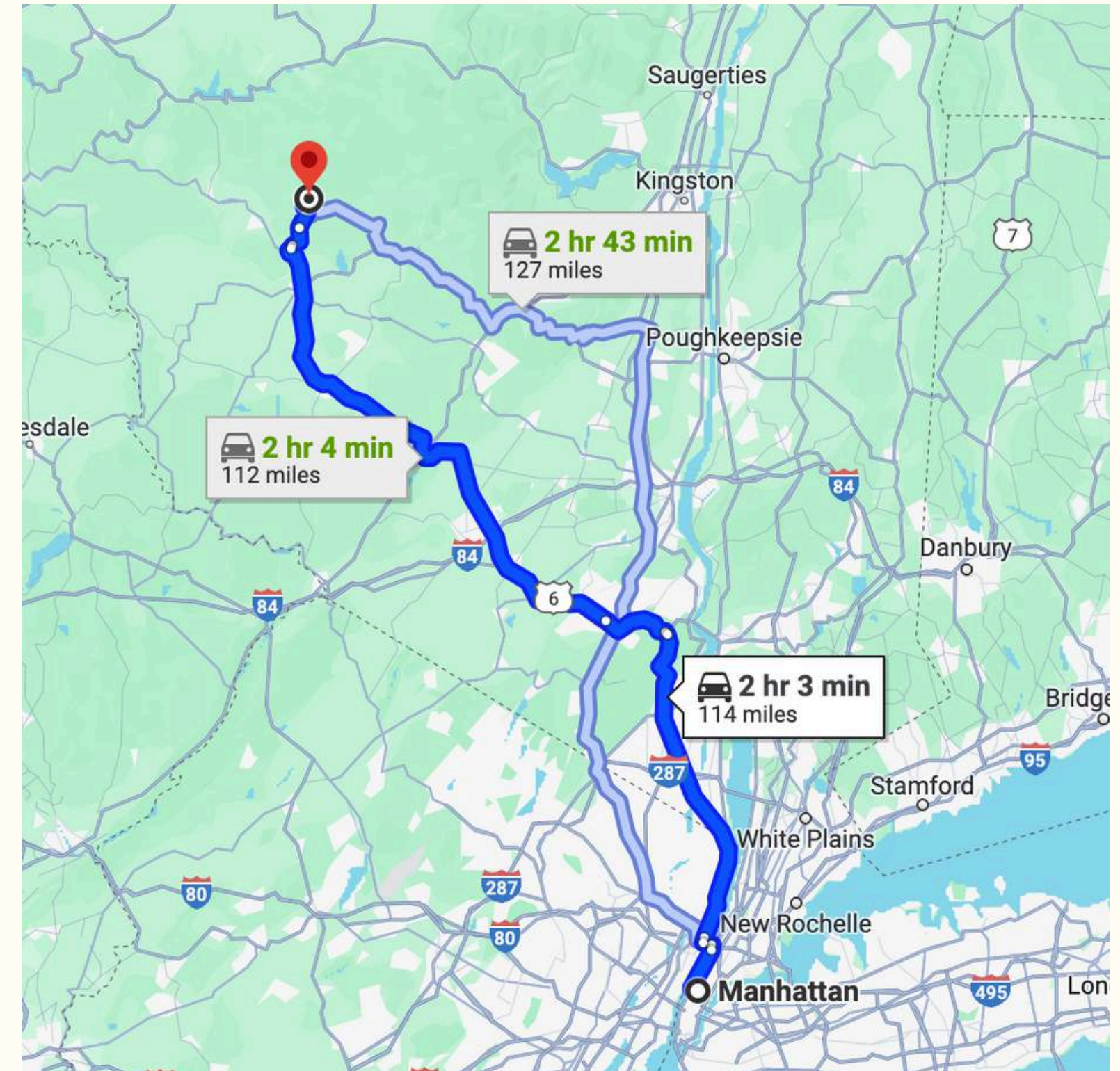
The idyllic Catskills setting, the log home, and garage are all complemented by high speed cable internet, make this a perfect location for working remotely.





The Location

The property is surrounded by forest and river, numerous trout fishing spots, swimming holes and hiking trails. It's the perfect base camp for all your outdoor adventures, and only 5 minutes from hundreds of additional acres of state land. The 10 minute ride down to town will present you with options such as foodie markets, restaurants, breweries, wine shops, trendy home goods and even a pilates studio. It's located just outside the vibrant main street of Livingston Manor, tracing a quiet river road up to the cabin and just two hours from the city. This location is ideal as a weekend getaway, co-primary home or full time residence.





Private Showings

By appointment only:

jill@catskillmountainhouses.com

