

# LIVINGSTON MANOR FLY FISHING CLUB



## OFFERED FOR SALE THROUGH CATSKILL MOUNTAIN HOUSES

Asking offers in excess of \$749k by August 1st 2022. Contact Robin Jones at [robin@catskillmountainhouses.com](mailto:robin@catskillmountainhouses.com) for details.

## 4.38 ACRE RIVERFRONT ESTATE WITH TWO SEPARATE HOUSES

Features 600ft of private riverfront, two event fields, wood-burning sauna, safari tent, tepee, seven bedrooms, three kitchens, three living rooms and four bathrooms.

## FEATURED IN NEW YORK TIMES, VOGUE AND INTERNATIONAL PRESS

Operated as passion project by new owners since 2016, it has captured the imagination of guests, brands and international media.



# THE GROUNDS

4.38 PARK LIKE ACRES WITH 600 FEET OF RIVERFRONT ON THE WILLOWEMOC.



Who really wants to be indoors anyway? The true treasure of the club is the outdoors that come with it.

The 4.38 acres of land at the back of the property have been painstakingly nurtured over the past six years into park like grounds perfect for hosting large groups or individual exploration and reflection.

Included in this are over a kilometer of maintained trails, two event fields, a large open raised garden structure, three fire pits, plus a riverfront deck and dining table seating up to 26 people.

## THE RIVER

The property boasts 600 ft of private riverfront on the Willowemoc, one of the areas most pristine trout rivers. Included in this section is a deep swimming hole, multiple highly productive fishing spots, a natural beach, and privacy afforded by the steep opposite bank covered in Rhododendrons.

## THE TENTS

Included in the property are three tents. A 20ft diameter tepee salvaged from a property in Western Massachusetts and heated by a Swedish wood burning stove. This acting as a sheltered gathering spot in front of

the properties main river stone fire-pit. Additional to this are two safari tents on raised platforms, perfect for guest accommodation or sleeping under the stars.

## THE SAUNA

Given the Scandinavian heritage of the owners, a sauna was one of the first amenities to go in. Located at the far end of the property and elevated above the banks of the river sits a wood-burning cedarwood sauna with space for up to four people, and with an adjacent trail down to the river for the essential cold plunge...

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# THE HOUSES

TWO SEPARATE HOUSES ON TWO SEPARATE LOTS



*Livingston Manor  
FLY FISHING CLUB*

## THE CLUBHOUSE

Split into two separate floors with separate exterior entrances, but layout allows for the possibility of adding an interior staircase to join the two.

1620 square feet  
4 bedrooms  
3 full bathrooms  
2 open plan kitchen / living room dining rooms  
Electric baseboard heat  
36 inch Viking range  
Beer tap and keg refrigerator  
Library  
Full walk out basement  
Gut renovated in 2016/17

## THE GROUNDSKEEPERS COTTAGE

Smaller house on a separate lot, partially renovated and primarily used as a prep-kitchen and staff accommodation.

850 square feet  
3 bedrooms  
1 full bathroom  
1 fully plumbed half bathroom  
Outdoor shower  
Split unit heat and AC  
Kitchen with commercial refrigerator, three bay sink, propane/electric stove, and dishwasher.  
Full basement  
Continuous improvements and upgrades since 2016

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The property includes two houses built in the early 1900s and recently renovated. The two houses are split into three separate independent units allowing for maximum flexibility of utilization. Both are located at the front of the property right on the edge of the town of Livingston Manor, walking distance to shops, restaurants, cafes and more.

In between the houses there is ample parking for up to 12 cars, a 9ft fence for privacy, a greenhouse for all your fresh produce, and a large lawn for games and gatherings.

## THE CLUBHOUSE

Gut renovated in 2016/17 to add all modern necessities - new electric, plumbing, windows, doors, insulation etc. - but mindfully enough to preserve the character of this historic building.

The downstairs is designed as a homage to the mountain lodges of old with wood clad walls, dark wood flooring, a generous kitchen island made from wood reclaimed from the walls, and a cozy library through a hidden door with a fly tying station.

The upstairs by contrast is bright, airy and very Scandinavian in feel

with white washed wood walls, vaulted ceilings and plenty of windows allowing light to pour in.

## THE GROUNDSKEEPERS COTTAGE

The cottage has undergone gradual renovations since 2016 including a new kitchen designed for cooking for large groups (commercial fridge, three bay sink, butcher block countertops), renovated bathroom, new windows, split unit heating and AC, refinished floors, the addition of a clawfoot tub in the master bedroom, and the install of a second half bath and outdoor shower.

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# THE STORY

A PASSION PROJECT THAT CAPTURED THE IMAGINATIONS  
OF ALL OF THOSE THAT VISITED



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Livingston Manor Fly Fishing Club was the dream of two friends and fly fishermen who wanted to spend more time in nature, escape the rat race, and share the adventure with an extended group of friends. In 2016 they purchased 634 and 636 Old Route 17, in the sleepy (at that time) town of Livingston Manor where they did most of their fishing.

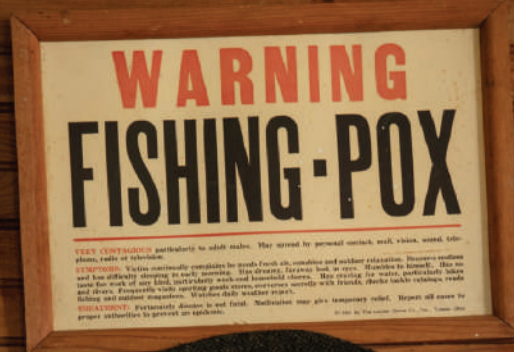
The two buildings which had once housed a flower shop, were in a state of disrepair, but the pristine river with its perfect swimming hole and fishing spots was the draw. From there with the help of friends and local professionals they set about

transforming the space into a place where they could invite groups of people up to try their hand at fly fishing, dine under the stars, sauna by the river, and develop more meaningful connections with nature and one another than had felt possible in the city.

The project developed a life of its own and caught the attention of not only like-minded individuals, but also journalists (including New York Times, Conde Nast and Vogue), brands (including J Crew, Woolrich, Jeep and Lexington) and writers (featured in two coffee table books). So while the property has always primarily oper-

ated as a private retreat for the owners and their friends, they also used the space for commercial events to generate income on the side. These events have ranged from nature retreats, weddings, photo shoots, brand partnerships, and rentals.

With one of the owners now living in Sweden full time, and the other full time in Livingston Manor but running a successful design and retail business (Homesteadt) with his wife, the time has come to hand the property over to its next steward.



## THE RULES

### 1. WE ARE NOT JUST A FISHING CLUB

Fly Fishing is merely the best way we have found to get closer nature. If you have a better means to achieve that goal, here is the place to do it. Golf however is strictly forbidden in order to maintain a sense of common decency.

### 2. CONNECT WITHIN THE DISCONNECT

Mother nature has blessed us with a filter more beautiful than anything you can swipe or tap. Your affable nature has blessed you with human company more interesting than anything in pixels. Disconnect to connect with both.

### 3. WE ENCOURAGE YOU TO BE SELF SUFFICIENT

If you are wanton of anything - the Catskill Brewery provides beer, the Main Street Farm provides fresh food, the Kaatskeller provides pizza, and the river provides tranquility. If this doesn't solve it, there's probably nothing anyone can do.

### 4. BATTERIES ARE NOT INCLUDED

The best forms of entertainment at LMFFC do not involve electricity. We suggest reading, cooking, building, talking, board gaming, drinking, fishing and fornicating. Facilities for all are provided.

### 5. TALL TALES BEAT BIG WHALES

If you catch it and decide to keep it, you better eat it. If you catch it and release it, you better exaggerate it. The best fisherman is not the one who catches the biggest fish, but the one who tells the tallest tales.

### 6. THE WOODLAND MOUSE DOES NOT DIG HOUSE

Please respect our neighbors. The trout wake up early to swim every day and don't like to be disturbed after 11pm. Please avoid loud noise after this time.

### 7. THE FOREST IS GREEN - KEEP IT CLEAN

If you drop it, pick it up. If it's dirty, clean it. If it recycles, make sure it's recycled. If it decomposes, lay it to rest. If it's trashy, it belongs in the trash.

### 8. WE HAVE A NET FOR HUMANS (NOT FISH)

We believe the internet, just like the the Grizzly Klinkhammer fly, is a fad and will go out of fashion soon. But in the interim, you can connect to LMFFC wifi with the password "ilovetroutr" and find us online @livingstonmanorflyfishingclub

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# THE PRESS

A STORY THAT RESONATED FAR AND WIDE

## The New York Times

The name of the Livingston Manor Fly Fishing Club may recall the elite private fishing clubs of the old-school Catskills angling community, but this creekside glamping village is the millennial set's take.



Field Mag

"It feels different, otherworldly, a true retreat."

## goop

"When you want an entire weekend of cooking fresh-caught trout and relaxing with friends in nature, I can't think of anywhere better."



"Despite its quirky name, this is anything but a stuffy old mens club; fishing happens here, but it's a means to relax and connect - both with the environment and each other"

## Hudson Valley MAGAZINE

"To say that these retreats at Livingston are appealing would be an understatement."

## Condé Nast Traveler

"There's also the Livingston Manor Fly Fishing Club, where a weekend or mid-week stay may include fly-casting lessons, a foraging walk, a visit to nearby farms, and a dinner of fire-roasted local trout in the eight-acre property's riverside backyard. "

## STAY WILD magazine

"What they've created has blossomed organically and rustically to near perfection."

## GUEST of a GUEST

"It's far more than a fly fishing club. It's the ultimate summer destination weekend you and your friends need to book ASAP."

## THE INDEPENDENT

The property includes a clubhouse, greenhouse and trail through the woods to the edge of the Willowemoc Creek, where a hand-built banquet table runs parallel to the waterfront. Benches are strewn with fur pelts. Lights are strung in the trees. Guests and members stay in bedrooms in the main clubhouse, or in canvas tents equipped with a rustic take on luxury amenities, several of them Swedish: Sandqvist bags, Stutterheim raincoats, and sheets by Lexington Company, a bedding brand in Stockholm.

## Skift. DEFINING THE FUTURE OF TRAVEL.

"For a new generation of affluent mobile workers, luxury looks more like Livingston Manor Fly Fishing Club (LMFFC)"

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“ABOVE MY HEAD, IN  
WHAT I IMAGINE ARE  
**GRACEFUL**  
SWOOPING ARCS,  
MY DRY  
**FLY SAILS**  
THROUGH THE AIR”

Writer *Peter Koch* escapes the city to reconnect with nature in the Catskills, Upstate New York, the birthplace of fly fishing in America

Photography Martin Adolffson

**Oryx**  
البرق

**QATAR**  
القطرية AIRWAYS

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# THE OUTSIDE

THE JEWEL OF THE PROPERTY LIES ON THE BANKS OF THE RIVER







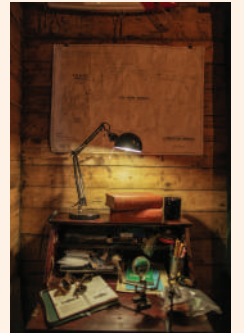




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# THE INSIDE

ALL THE COMFORTS OF HOME









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# RENTALS & EVENTS

A NATURAL GATHERING PLACE FOR EVENTS LARGE AND SMALL



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While never operated as a full time rental or events venue, over the years the club has hosted many events ranging from nature retreats for 20, to weddings for over 100 people, concerts, team retreats and more.

## PRIVATE RENTALS

Private rentals have been opened up selectively to members of the fly fishing club community at a rate of \$1,000 per night in the summer / fall months and \$800 per night in the winter / spring months through direct bookings.

The property has never been listed on Airbnb or any other short-term rental platform in order to retain availability for the use of its owners and community.

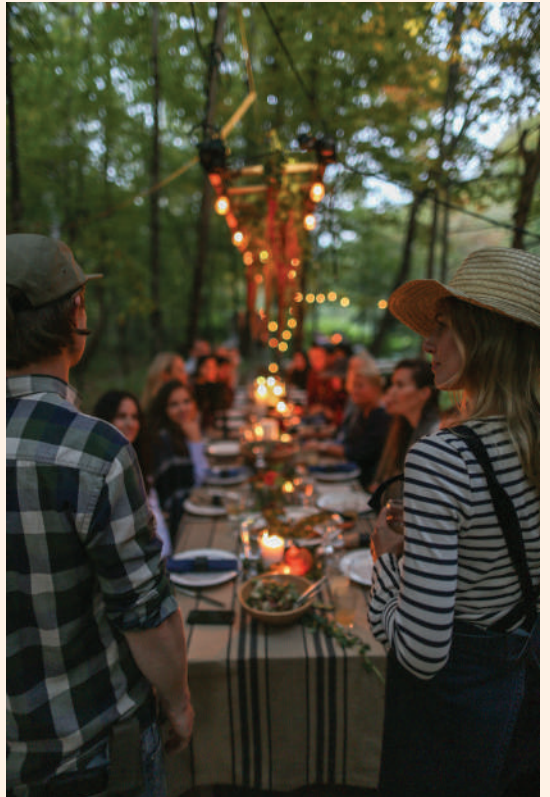
## NATURE / TEAM RETREATS

The club operated nature retreats at the venue through Homestead for two seasons with guests paying between \$300 and \$600 per person for two nights accommodation, food, and activities (based on double occupancy). Most weekends sold out. In addition the club has hosted team retreats for Sir Kensington's (Unilever), ByBabba agency, and the Her Global Network at a similar rate.

## WEDDINGS

Despite receiving many inquiries for weddings, the club has only ever been opened up for two weddings, one for the wedding of one of the owners, and another as an exception for friends of friends. This wedding was charged at a rate of \$10,000 location and accommodation fee.









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# PHOTO SHOOTS

A PHOTOGENIC LOCATION APPEALING TO A BROAD RANGE OF COMPANIES



AÉROPOSTALE

LANDS' END 



Jeep®



J.CREW

BESPOKE POST



AIMÉ  
LEON  
DORE

STUTTERHEIM



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LMFFC has not only inspired individuals, it's also attracted the attention of some of the world's leading brands. With the rustic textures and character of the houses, combined with the natural beauty of the river and woods, and all located conveniently for power, accommodations, and catering, the venue is ideal for photo shoots.

#### BRANDS

Over the past three years the club has played host to over fifteen photo and video shoots making use of the properties many spaces. From simple day rate shoots for brands like Jeep, Aeropostale and Land's End, to more immersive campaigns for the likes of J Crew and Lexington Co. (who built a whole collection around the club and even built stores in Sweden to look like it).

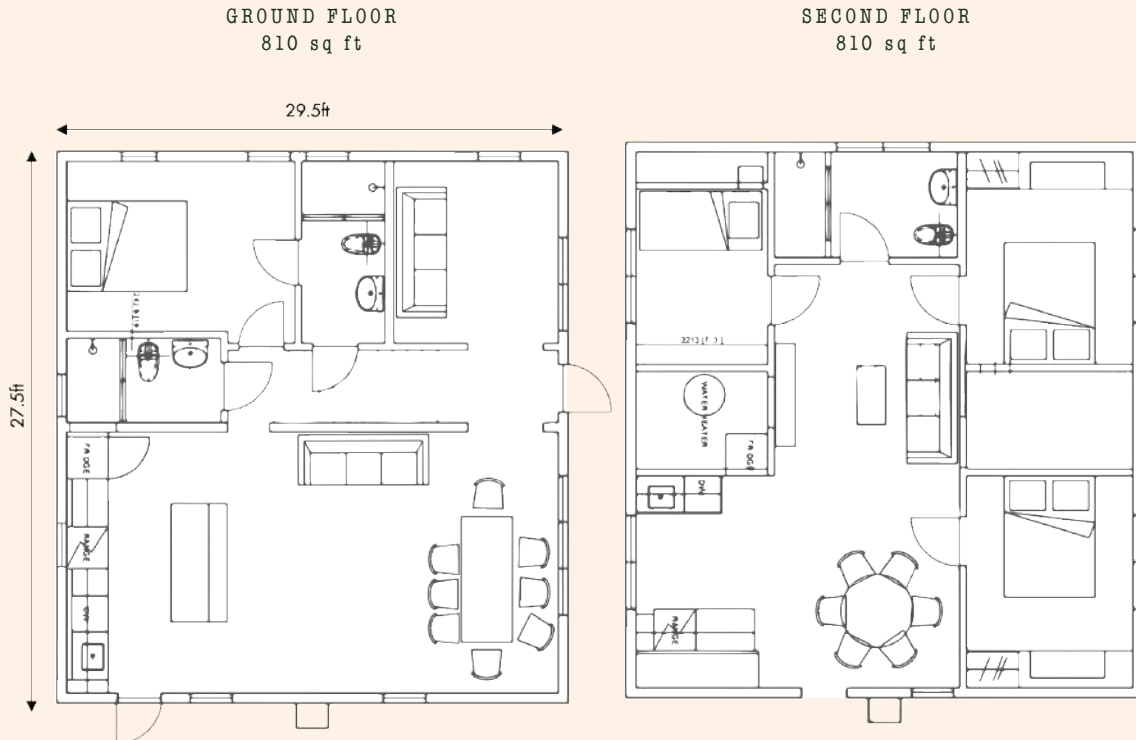
#### RATES

Day rates for shooting at the club have varied depending on scale, duration, and footprint but range from \$3,000 TO \$7,500 per day with a typical shoot lasting 1-2 days. Given that these typically happen mid-week they have provided a significant extra revenue stream with minium impact on the operation of the property.



# TECHNICAL SPECS

THE CLUBHOUSE, 634 OLD ROUTE 17



## SYSTEMS

- New wiring and panel boxes installed 2016
- New plumbing
- Municipal sewer
- Municipal water
- Dimplex electric baseboard heat
- New double glazed windows installed in 2016
- 2 x 46 gallon Rheem electric water heaters installed in 2017
- New kitchens installed in 2017
- New bathrooms installed in 2017
- Roof re-insulated in 2016, basement re-insulated in 2022.
- High speed wireless internet

## APPLIANCES

- 36 inch Viking propane stove downstairs
- 30 inch fridge freezer combination downstairs
- St Croix Hastings Pellet stove installed in 2018. 35,000 BTUs heating up to 1,800 square feet.
- New dishwasher installed in 2019
- Electric stove and oven upstairs

## FURNISHINGS

- The club is being sold with all furnishings and decor minus a small selection of personal and sentimental items

## RUNNING COSTS

Property Tax: \$3,141  
School Tax: \$1,344  
Water: \$350  
Sewer: \$850  
Electricity: \$3,500 (Based on the past 12 months of usage)  
Propane: <\$350

## ZONING

GB General Business

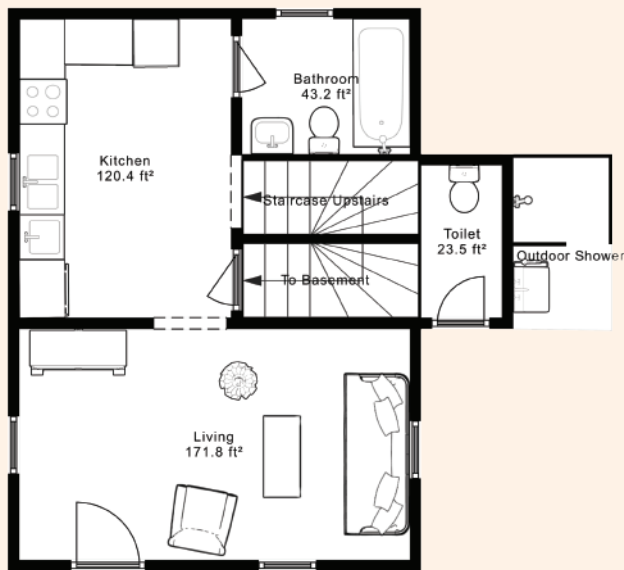
Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.

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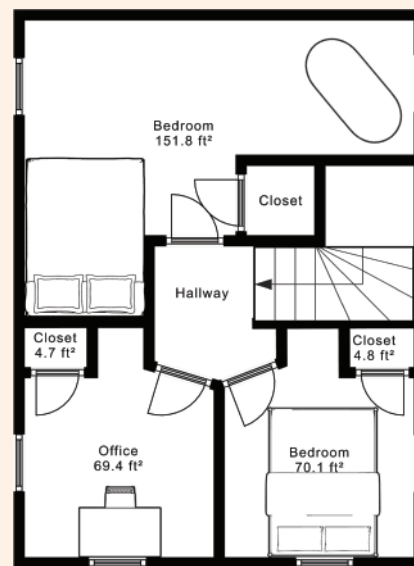
# TECHNICAL SPECS

THE GROUNDSKEEPERS COTTAGE, 636 OLD ROUTE 17

GROUND FLOOR  
425 sq ft



SECOND FLOOR  
425 sq ft



## SYSTEMS

- New panel box installed in 2018
- New plumbing installed in 2019
- Municipal water
- Septic system inspected cleaned and pumped out in 2022
- Fujitsu split unit heat and AC professionally installed in 2020
- New electric water heater installed in 2020
- Kitchen renovated in 2020
- New windows installed in 2022
- Outdoor shower and toilet added in 2018
- High speed wireless internet

## APPLIANCES

- 30 inch fridgigaire propane stove / electric oven combo
- 29" Stainless steel commercial refrigerator
- Fisher and Paykel two drawer dishwasher
- Washer and dryer removed in 2020, but plumbing and electric hook ups are in place

## FURNISHINGS

- The club is being sold with all fushnings and decor minus a small selection of personal and sentimental items

## RUNNING COSTS

- Property Tax: \$1,808
- School Tax: \$790
- Water: \$350
- Sewer: \$200
- Electricity: \$1,200 (based on the past 12 months of usage)
- Propane: <\$350

## ZONING

GB General Business

Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.

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LIVINGSTON  
MANOR  
FLY FISHING  
CLUB

