



Lake Ridge Overlook

For sale by Catskill Mountain Houses.



119 Lake Ridge Road, Narrowsburg, NY 12764



Soak in the magnificent views in the foothills of the Catskills just 100 miles from NYC.

Join us on a delightful journey down a tranquil, cul-de-sac road that leads to Lake Ridge Overlook. A cherished addition to the renowned Catskill Farms collection, this 2 bedroom, 2.5 bath home packs a punch with its finished sunny walkout basement and stunning mountain views, all just 5 minutes from trendy Main Street Narrowsburg.

The Property

Property

Year Built: 2009

Bed/Bath: 2/2.5

Sqft: 1,024 + 400sqft finished walkout basement

Acres: 6.83

Road: Public road, Private driveway

SBL: 6.A-1-8

Top Amentities

- Design Appeal
- Mountain views
- Fireplace
- Finished, sunny walkout basement
- Privacy

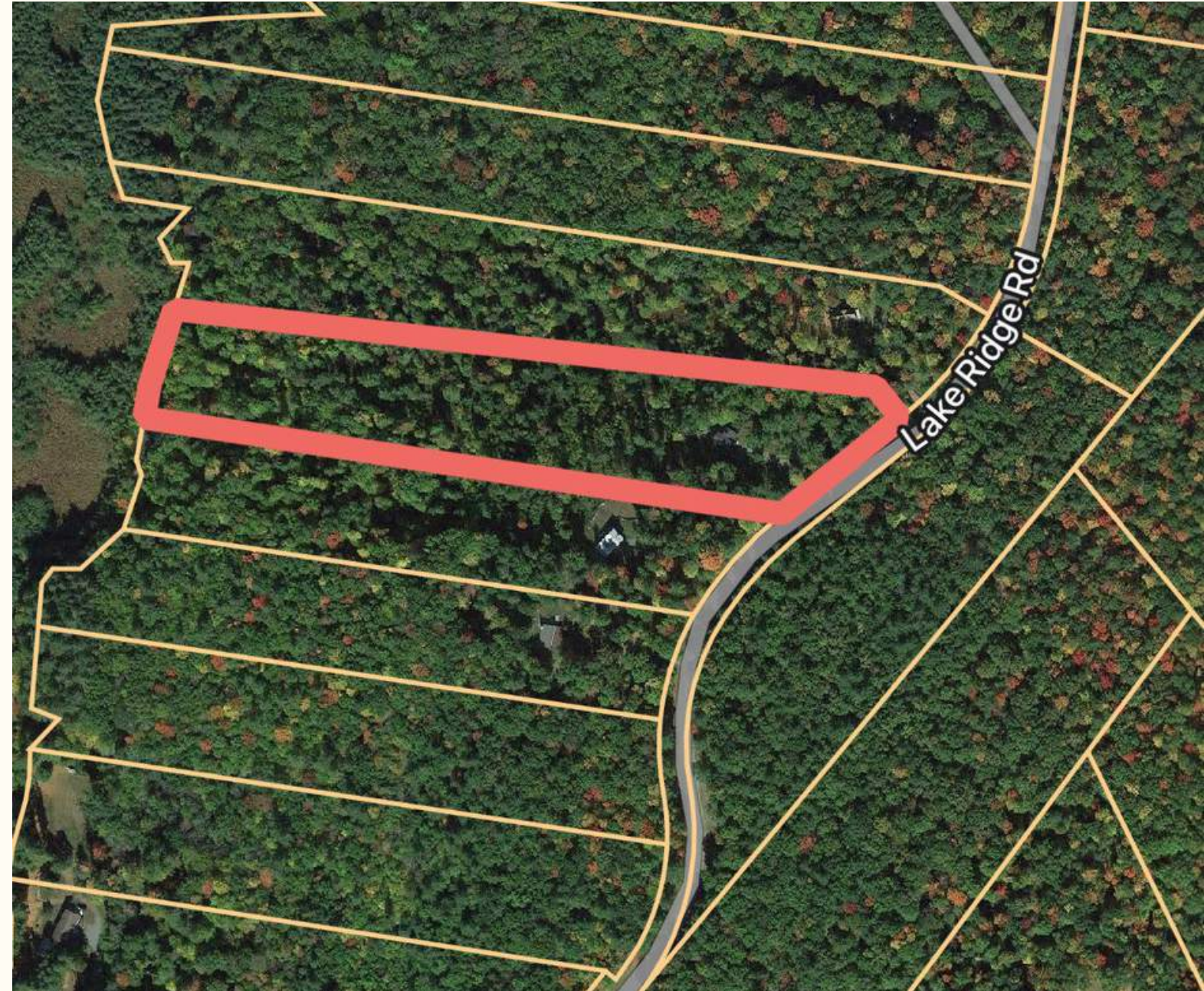
Town Taxes

Town: \$2,823.83

School: \$2,716.82

Connectivity

- Internet: Frontier currently at the house. Spectrum available in the area.
- Cell service: Good



The House

Set back from a quiet road, this quaint yet spacious turn-key home radiates warmth within a sunlit clearing, embraced by rolling hills and lush woods. Enter through a welcoming foyer into the chef's kitchen with soaring ceilings, then seamlessly move into the open-concept living and dining space anchored by a grand bluestone fireplace, and convenient access to a deck for al fresco entertaining. Rounding out the first floor is a convenient half bath and breathtaking mountain views from every room.

Upstairs, both bedrooms fit nicely with a shared full bathroom that boasts crisp and classic white tiling, a coveted double sink, and a soaking tub with a shower - and more mountain views.

Downstairs from the living area, those views continue even from the fully finished walkout basement - a flexible space encompassing an additional 400 square feet currently configured as a luxurious suite, complete with a full bath, cedar closet, washer and dryer, and a separate entrance with direct access to the backyard.







The Grounds

Sitting atop 6.83 acres, the property overlooks a picturesque Catskill mountain view. In this case, a picture is truly more than words.

Upon initial approach, the thoughtful landscaping is your first signal that an impeccable and impressive home awaits.

Easily accessible from the first floor is the deck which offers panoramic views of the serene mountain setting. Enjoy extra outdoor space for dining, campfire hangs and hammock swings on the lawn.







House Details

Utilities

- Heat: Hot water radiator/baseboards, propane boiler (serviced 2023)
 - Hot Water: Propane Stand Alone
 - Water: Drilled well
 - Septic System: Last pumped in 2022
 - Fuel: Propane, underground tank rented from CES
 - Electric: NYSEG
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Appliances

- Bosch Range/Oven (propane)
 - LG Refrigerator
 - Bosch Dishwasher
 - Bosch Microwave
 - Washer and Dryer
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Survey

Inquire for survey.

Furniture/Contents

Some contents available for sale. Please inquire.



Year built 2009 **Square footage** 1,024 + 400sqft finished basement

Highlights

Home Improvements

- 400 sqft finished basement + full bathroom with walkout access (2021)
 - Roof replaced (2019)
 - Landscaping (2017)
 - Hardwired sound system throughout house
 - Hardwired ADT alarm system
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Short Term Rentals

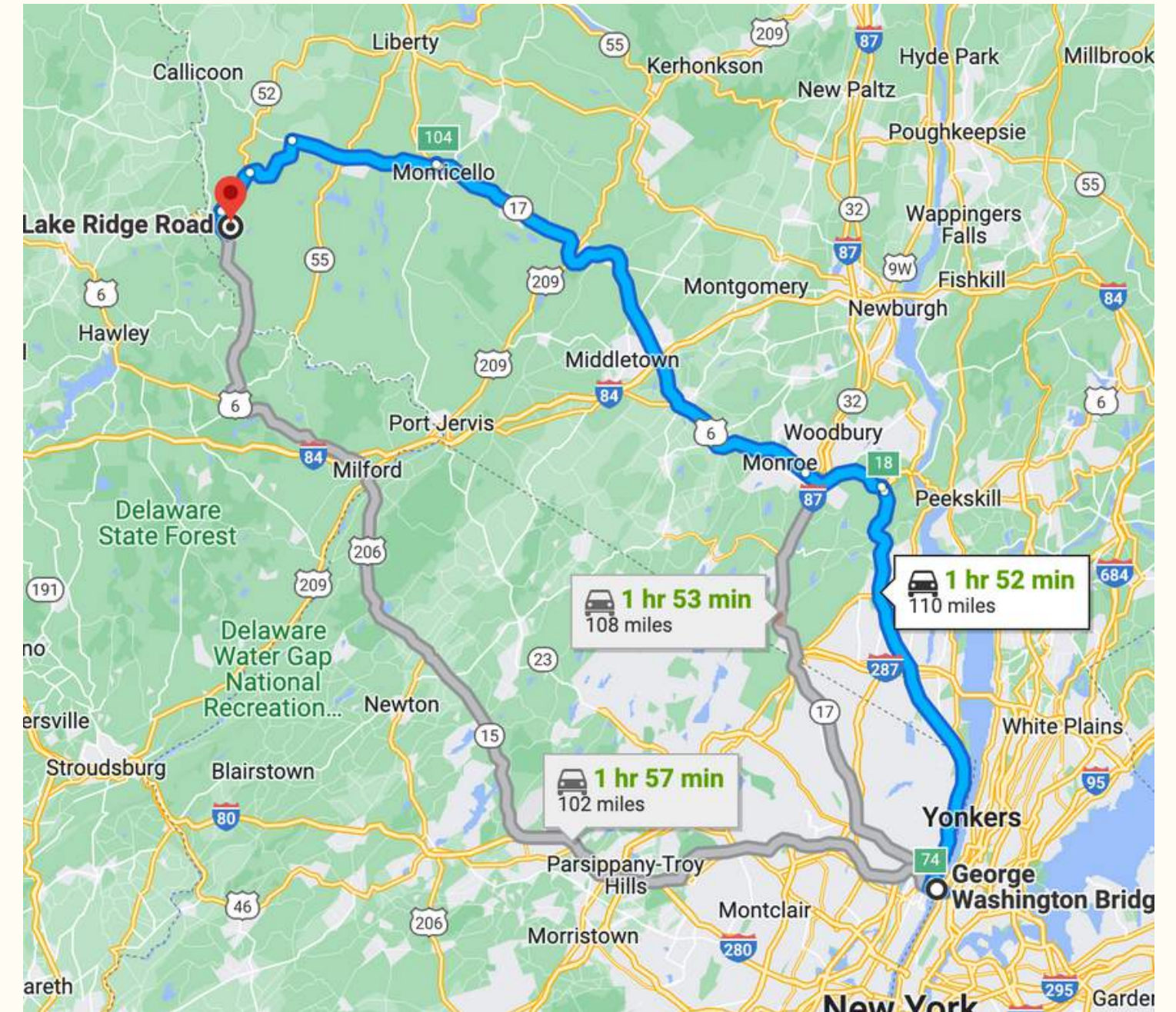
Approximately \$60,000 gross income annually.



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The Location

With a prime location and easy access to some of the Catskills trendiest hot spots, Lake Ridge Overlook invites you to embrace the best of both worlds – a private and idyllic country retreat within 5 minutes to Narrowsburg’s conveniences, shopping, yoga, restaurants, coffee, cocktails, rafting and hiking. A perfect central jumping off point for venturing another 20-30 minutes by car to explore nearby attractions in Barryville, Eldred, Callicoon, Jeffersonville, or the Bethel Woods Performing Arts Center. Just 100 miles away is an easy trip from New York City.



Private Showings

By Appointment only:

erica@catskillmountainhouses.com

