

Lakestone

For sale by Catskill Mountain Houses.



65 Kutger Road, Roscoe NY, 12776



Lakefront home with guesthouse, located in the Catskills foothills, and just 120 miles from NYC.

Welcome to Lakestone - a sunny lakefront getaway tucked into the foothills of the Catskill Mountains. A nostalgic mix of rustic charm and modern comforts, Lakestone hints at fairytale. Picture a forested lakefront chalet with a storybook stone chimney flanked by a guesthouse and whimsical gardens leading down to the shores of Lake Muskoday.

And in modern times, we like that the property has a low footprint design that seamlessly merges with the surrounding forest.

The Property

Top Amentities

- 125' Lakefront
- Guesthouse (2008)
- Deck(s)
- Fireplace(s)
- Community hiking trails, beach & playground

Property

Acres: 0.59

Road: Public road, Private driveway (very rough) + informal shared driveway (this is the one the sellers use)

SBL: 5.-1-40

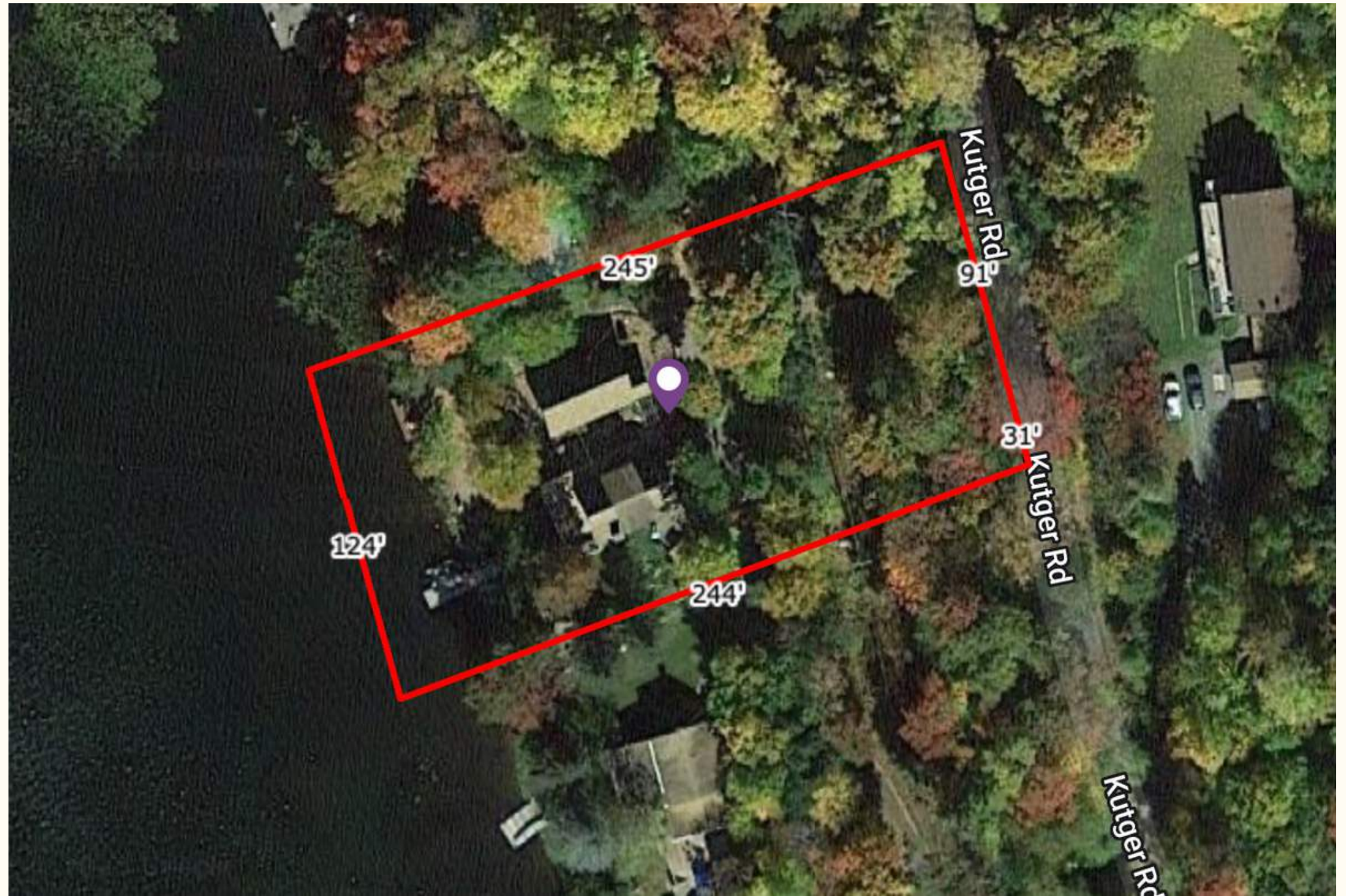
Town Taxes

Town: \$3,056.10

School: \$4,034.22

Connectivity

- Internet: High speed cable internet - Spectrum
- Cell service: Spotty connectivity



The House(s)

As you step inside the main house, you'll instantly feel a timeless coziness. A renovation in 2005 brought this dwelling to life, and the property has been meticulously maintained ever since. Walk into the kitchen with its custom lighting and sleek maple cabinets. Hardwood floors lead you to an open dining area and a living room that's centered around a stone fireplace. The inviting wood-clad interiors create a space that feels tailor-made for hosting and relaxing. The first floor is rounded out with a bedroom and a shared full bathroom. The second floor has three more bedrooms and a half bath.

The enchantment continues as you wander along an elevated walkway to the guesthouse, a true gem built in 2008. The cabin's high ceilings and breezy vibes make it the ideal setting for guests, or a great work from home space, art studio, the sky's the limit. Inside, there's a propane fireplace, a full bathroom, and a cute kitchenette, all with lakefront views.





House Details

Main House

- Bedrooms: 4
- Bathrooms: 1.5
- Square Footage: est. 1,000
- Year built: 1970, renovated 2005

Utilities

- Heat: Forced hot air, Oil (Mirabito), 2 tanks located in basement. Furnace serviced 2022.
- Electric: NYSEG, full house backup generator (main house only).
- Hot Water: Electric standalone.
- Oven/Range: Propane.
- Septic: Shared tank & field in front of guesthouse. Pumped 2022.
- Water: Shared well on south side of main house
- Fireplace: Wood stove insert - Located at the bottom of the fireplace is a door plate that flips down to operate.
- Roof: Age unknown

Appliances

- Oven/Range
- Fridge
- Microwave
- Washer/Dryer

Exterior Information

- Keys to the outbuildings are located in the lockbox.
- Main deck awning: By the sliders there is a remote on the wall that controls the awning.
- Sliding Doors: The locks can be a bit finicky, doors have to be in specific spot in order to lock. If you can't lock it, at minimum put the wood slats down as found.



Year built 1970 **Year Renovated** 2005 **Square footage** 1,600

Guesthouse

Guesthouse

- Bedrooms: Studio
- Bathrooms: 1
- Square Footage: est. 600
- Year built: 2008

Utilities

- Heat: Electric baseboard.
- Electric: NYSEG.
- Hot Water: Electric standalone.
- Septic: Shared tank & field in front of guesthouse. Pumped 2022.
- Water: Shared well on south side of main house
- Fireplace: Propane
- Roof: Age unknown

Appliances

- Under-counter fridge
- Microwave



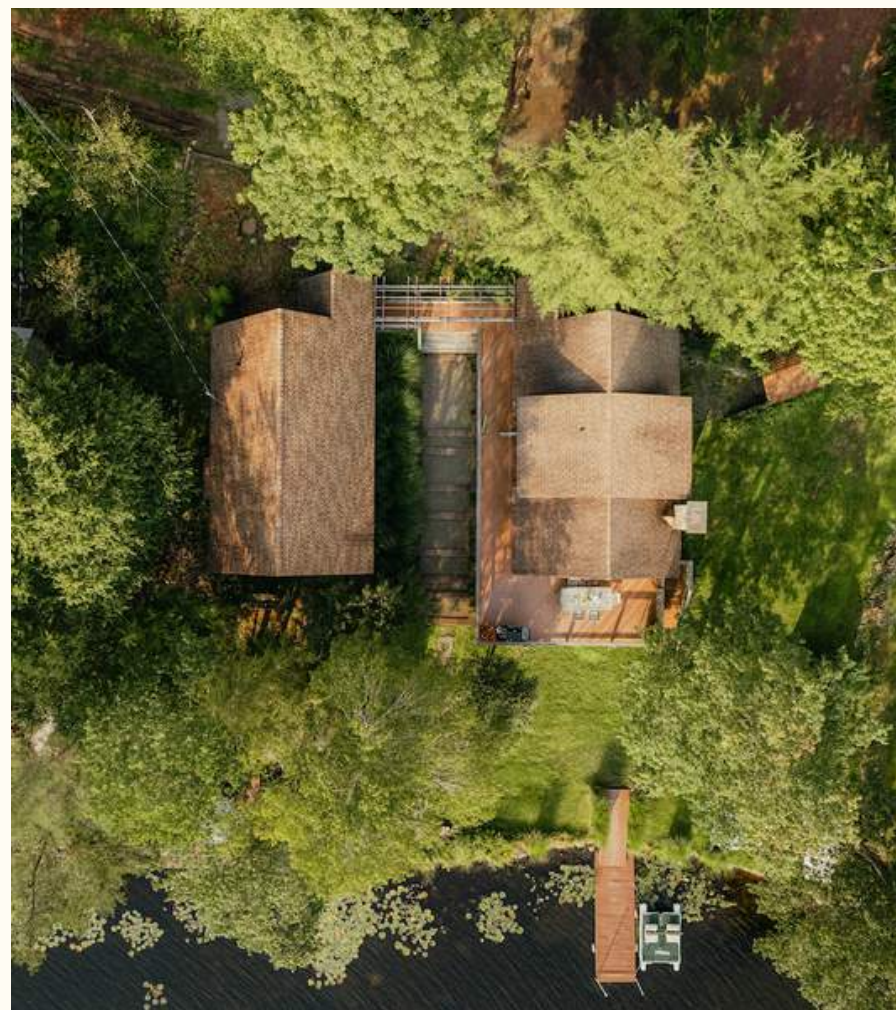
Year built 2008 **Square footage** 600

The Grounds

Lakestone's indoor-outdoor connection feels organic. Think low-profile decks, waterfront docks, and an elevated walkway that connects the two houses. It's all surrounded by lush gardens and forest, leading you to the lake's edge. Outdoor amenities include a fire pit, a cabana with an outdoor shower, and a shed for all your lake toys. Shrouded in sunlit privacy, Lakestone occupies a modest yet thoughtfully designed lakefront lot, evoking a sense of seclusion despite being on a quietly popular non-motorboat lake.

Let's talk about the real showstopper here - the lakefront scene. With 125 feet of shoreline, when the sun dips below the horizon, you're in for a treat with a kaleidoscope of colors painting the sky.





General Details

Furniture/Contents

The house is being sold fully furnished with all major furniture and contents, like bedding and kitchenware. Exclusions include personal items like wall art, bench, desk, a coffee table, leather chair, and the large plants in the guesthouse. This shortlist may be fine tuned.

Outdoor items and boats are also included in the sale, including 2 yellow kayaks, the pontoon boat, rowboat, grill, and outdoor furniture. Excluded are the 6 Adirondack chairs around the fire pit.

Flood Zone

The lakefront is in the flood zone, though the houses themselves are elevated and have had no known flooding issues. Prior owner suggested getting a flood map revision, but the current sellers never looked into this.

Flood insurance: \$1886/year

HOA

Optional HOA
Rental friendly lake community
Dues: \$300/year
Access to shared beach, trails, basketball court and more

Lake Muskoday

Non-motorboat lake
54-acre lake
Great for kayaking, paddle boarding, swimming, fishing.

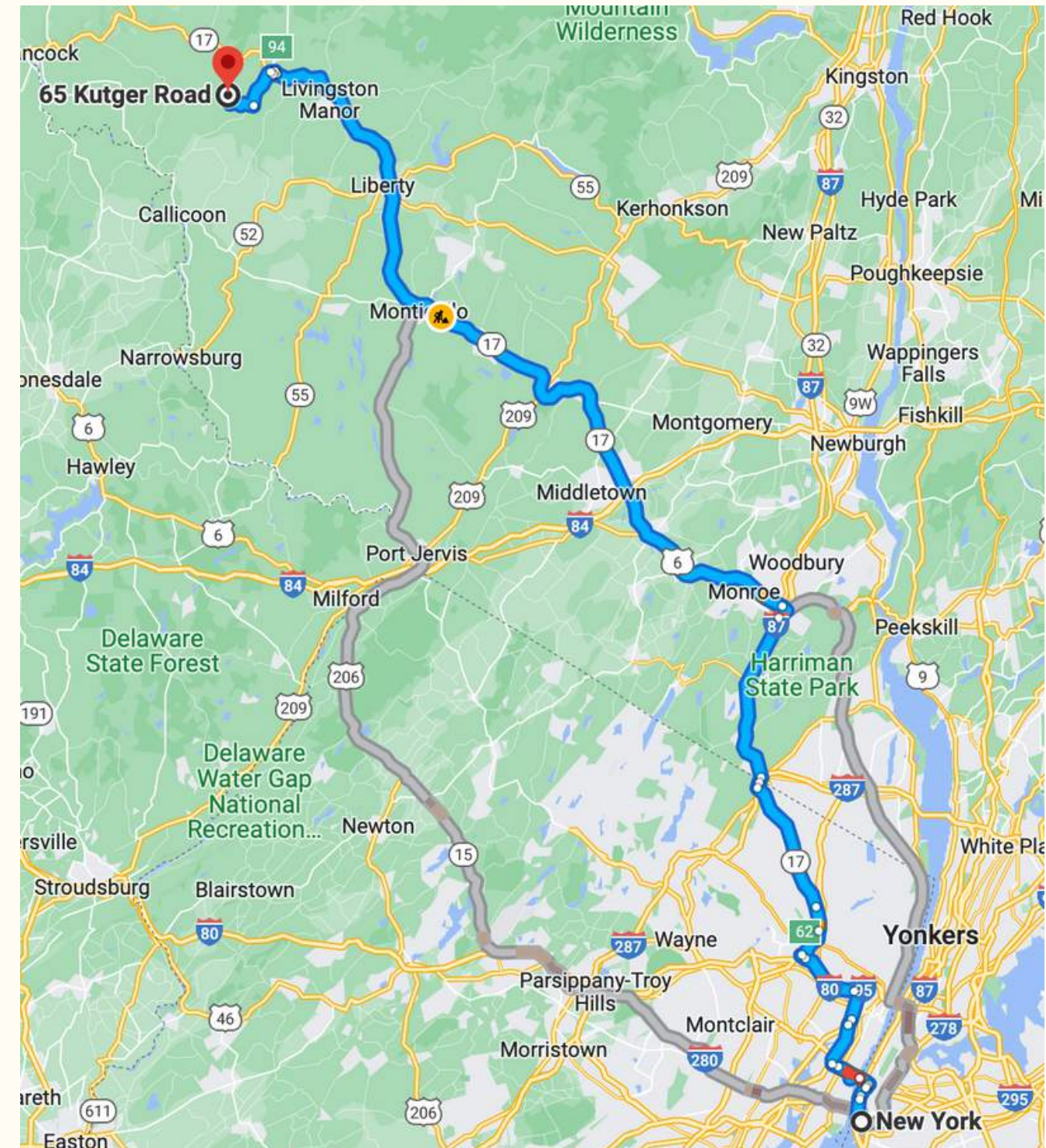


Year built 2008 **Square footage** 600

The Location

Situated in the foothills of the Catskills, Lakestone is a few short miles away from Roscoe. Just 120 miles from New York City, and a brief drive from Livingston Manor, Callicoon Center, and North Branch, this retreat offers the best of both worlds - a gateway to nature without sacrificing access to restaurants, shops and essentials. This location is ideal as a weekend getaway, co-primary home or full time residence.

DIRECTIONS to 65 Kutger Rd, Roscoe, NY: Google Maps will get you there, but once on Kutger Road, slight left onto the driveway for 63 Kutger. This is an informally shared driveway with private parking in front of 63 Kutger for three cars. 65 Kutger does have its own driveway but it is steep and currently unmaintained.



Private Showings

By appointment only:

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