



453 Black Forest Rd, Glen Spey, NY 12737  
\$549,000

## Storybook House

Reminiscent of a European fairytale from yesteryear, this cozy yet spacious 1950s Bavarian cottage has been painstakingly reimaged from top to bottom by designer Major Jacks. The distinctive residence offers two-bedrooms plus a large multi-functional den and two full baths across three finished levels.

The Setting: Tucked away on 3.72 scenic secluded acres, Storybook House is part of the Black Forest Club, a private gated community situated on 2,000 acres of natural beauty in the Sullivan County Catskills.



## The Particulars

Bedrooms: 2  
Bathrooms: 2  
Square Footage: ~1,478 & 400 finished basement  
Acres: 3.72  
Year built: 1950

### Top amenities:

- Riverfront
- Club membership
- Fireplace

### Connectivity:

- High speed Spectrum cable internet
- No cell reception (use wifi calling)

### Appliances, all new 2021:

- Range/oven (electric)
- Fridge
- Dishwasher
- Washer/dryer hookup in basement

### Utilities:

- Septic: Plastic, 750-gallon tank, inspected and pumped in early 2021.
- Water: Shallow well located on opposite side of river with newer jet pump and pressure tank in basement. Whole house UV filtration system. Passed water test in January 2022.
- Heat: Baseboard electric with individual zones and thermostats per room.
- Fireplace: New pellet fireplace controlled by thermostat. Great secondary heat source.
- Hot water: Stand-alone electric tank.
- Electric: 200amp, Orange & Rockland



## Showing Information

Directions: Google Maps will lead you to the Black Forest Club gate. The gate is located at Proctor Rd and Froelich Rd in Glen Spey, NY.

ACCESS: Schedule via ShowingTime. Listing agent to attend all showings.

### SHOWING INSTRUCTIONS:

- Buyers are to be accompanied at all times once inside the Black Forest gates.
- Caution: Footbridge may be slippery depending on weather. It is being maintained, but there is salt in the garden shed, if needed.
- The water is OFF. No bathroom facilities.
- Please remove shoes inside the house.
- Masks are required inside the house.
- No dogs in the house, no exceptions. Dogs are to be kept on leash while on the property.
- Please don't touch the thermostats or change the heat settings.
- The antique doors at the balcony and basement are not difficult but require finesse, so please do not open.
- Please turn off all interior lights before leaving. Exterior lights should be left on, as marked on the relevant light switches.

FURNITURE/CONTENTS: Included in the sale are the dresser in 2nd floor riverside bedroom and original shutters, doors and fittings, and firewood stored in the outbuilding. Other house contents are available for an additional price. Please inquire.



BLACK FOREST CLUB (membership required):

- Private, gated community.
- Exclusive access to 1,100 park-like acres of hiking trails, swimming holes, stunning ravines, fishing, and outdoor activities.
- One-time membership application fee \$1,300
- Annual dues approximately \$883/year, which includes plowing and maintenance of the private roads. Owner is responsible for plowing driveway, ~\$60/plow.
- No short-term rentals permitted.
- Please inquire for HOA by-laws.

EASEMENT: Deeded easement for the well and footbridge. Owner responsible for footbridge maintenance.

FLOOD ZONE X: The property is located in Flood Zone X, which is NOT a Special Flood Hazard Area. Homeowners with a mortgage are not required to get flood insurance. The current owners carry flood insurance as a precaution for \$400/year, which will vary per provider.

OUTBUILDING/STORAGE:

- Detached shed/garage behind house for studio/work/storage. Size 12X24.
- Large garden storage area under riverside patio.

ADDITIONAL ACCESS: The rough driveway behind the house connects to the upper roadway and provides another means of access.

TAXES:

- School Tax: \$2,465
- Town Tax: 2,644

RENOVATION HIGHLIGHTS: In 2021, Storybook House underwent an extensive 8-month renovation and restoration by designer and project manager Major Jacks and Team.

The renovation work was done with town permits and periodic inspections by the Electric Inspector and Code Enforcer. All permits will be closed prior to closing.

Exterior:

- Whole house exterior power washed and painted
- Stucco exterior restored and painted
- Original details, including shutters, doors and balcony area carefully restored
- Round patio deconstructed and restored
- New exterior lighting
- New hand railings on footbridge
- Major landscaping clean-up

Interior:

- All new windows throughout plus two solar tubes for more natural light
- New blown insulation in attic ceiling, and closed cell spray foam insulation above living room ceiling, 2nd floor bathroom, main floor bathroom and bedroom walls, and basement
- New plumbing throughout
- New heat throughout
- New pellet fireplace with new chimney liner
- New hot water heater
- New whole house UV water filtration system
- About 80% new electric throughout with all new light fixtures

- Fresh wall, ceiling, and door paint throughout entire house, including designer-selected colors and wallpaper, and delicate preservation of original moldings and doors
- Kitchen: All new appliances (range, fridge, dishwasher, vent hood); new cabinets and solid brass hardware; custom black walnut countertops
- Bathrooms: Two fully gutted and renovated bathrooms
- Flooring: Original wood floors refinished throughout + new main floor tile
- Basement gutted and converted to recreation/studio with all moisture resistant materials. Includes large utility/storage room and wine cellar.

