



1120 Old Route 17, Livingston Manor, NY 12758
\$750,000

The Estelle

Meticulously renovated over a number of years, The Estelle now showcases the original character of the 1865 farmhouse itself, alongside comfortable updates and modern amenities. Pops of color accent a timeless combination of exposed beams, pressed tin and hardwood floors. The owners' eclectic taste is evident throughout this five-bedroom farmhouse

The Setting. The house sits in a clearing on the edge of 50 private acres, just across the road from its 1,100 feet of frontage on the Willowemoc Creek, one of the area's hallowed trout rivers.

www.catskillmountainhouses.com

19 Conklin Hill Rd., Livingston Manor, NY 12758



The Particulars

Bedrooms: 5

Bathrooms: 3

Square Footage: 2,496

Acres: 50

Year built: 1865

Short-term rental friendly: Yes

Top amenities:

- 3 fireplaces
- 1100 feet river frontage
- Swimming pond in progress
- Fire pit

Connectivity:

- Spectrum cable internet
- Strong cell service

Appliances:

- Wolf dual range & oven
- Washer/dryer
- Dishwasher
- Fridge

Utilities:

- Electric baseboard heat
- Aboveground oil tank
- Drilled well
- Propane for range/oven
- Septic/cesspool unknown



Showing Information

Directions: From NY-17W, take exit 96 toward Livingston Manor. Turn right onto DeBruce Rd. Turn right onto Old Route 17, and continue for 2 miles. The house is on the right.

ACCESS: ShowingTime

CELL RECEPTION: Strong

FURNISHINGS: All appliances and fixtures are included in the sale. Furnishings are available for additional price.

PROPERTY IMPROVEMENTS (All completed 2015-2017):

- New roof
- New wood stove insert in living room
- Updated electric
- Extensive culvert and rain for water run off
- New exterior/interior painting
- Hardware restored throughout home
- New fire pit
- New bluestone patio
- New swimming pond (work in progress)

SHORT-TERM VACATION RENTAL HISTORY:

Popular rental with Red Cottage Inc.

2019 Gross rental revenue: \$21,000

2020 Gross rental revenue: \$64,000

FIREPLACES:

The house has three units. The kitchen has an antique wood stove. The living room has a new wood stove insert. The formal sitting room has a regular wood burning fireplace which is kept off limits to guests since it has no flue.

Taxes:

- Town: \$4,576
- School: \$4,674