



20 Carpathy Court, Glen Spey, NY 12737  
\$695,000

## The Sylvan

The Sylvan is a design-forward, climate-forward newly built home from the creative minds behind Wishbone Design Build. This sunny home with a private guest apartment and high efficiency wood stove is located in the Catskills foothills and just 90 miles from NYC.

*The Setting:* Surrounded by quiet, privately owned forest and just a few short miles to The Homestead School, Barryville and the Delaware River.



## Showing Information

ACCESS: Please email  
robin@catskillmountainhouses.com.

### SHOWING INSTRUCTIONS:

- Please remove shoes inside.
- No pets allowed inside.

## The Particulars

Bedrooms: 3  
Bathrooms: 3.5  
Square Footage: 1,937  
Acres: 3.44  
Year built: 2023

### SBLs:

14.-1-78.16 (1.2 acres - 20 Carpathy Court)  
14.-1-78.15 (1.01 acres)  
14.-1-78.14 (1.05 acres)  
14.-1-78.21 (0.18 acres - private road)

Road: Private road, no formal maintenance agreement but shared with one other neighbor.

Short-term rental friendly: Yes

### Top amenities:

- Guest apartment on lower level
- Expansive sundeck
- High efficiency wood stove
- Design appeal + new build
- Privacy

### Connectivity:

- High speed Spectrum cable internet in progress, due August 2023. Interim option is Frontier, month to month.
- Good cell reception





## The Particulars, continued

Appliances (all Energy Star):

*Main kitchen:*

- Oven/Range: Bosch 800 series induction range/oven
- Fridge: Bosch 36" fridge
- Dishwasher: Bosch

*Guest kitchen:*

- Oven/Range: Avanti 24"
- Range hood: Bosch
- Fridge: Magic Chef 24"

Utilities:

- Septic: New septic system installed in 2022. 1000-gallon system, tank access visible, corners of absorption field flagged.
- Water: New drilled well installed in 2022. Located at SE corner of property.
- Heating/Cooling: Mitsubishi Hyper Heat mini split heat pump – these are not currently wifi enabled but it is possible for a future owner to add via a cloud deal called Kumo. Electric heated floors in mudroom and primary bathroom are wifi-enabled via Nest.
- Hot water: Electric standalone tank
- Electric: Orange & Rockland
- Fuel: Electric for full house

Property Taxes\*:

- Town: \$ 1,042.86
- School: \$ 965.27

*\*New build in 2023, taxes reflect raw land.*



## CONSTRUCTION & HOUSE HIGHLIGHTS

- All electric home w/ EV charging station
- Advanced framing technique
- Batt and spray foam insulation
- Durable custom-painted engineered wood siding
- Efficient heat pump HVAC system
- Continuous fresh air ventilation with 2 Panasonic WhisperGreen Select Energy Star ventilation units.
- Tight building envelope with a blower door test result of .97 ACH (Air Changes per Hour) at CFM 50.
- Google Nest Yale locks, wired for Google Nest doorbell cameras.
- LED lighting throughout home

CERTIFICATE OF OCCUPANCY: Construction permits have been closed out and CO received.

SURVEY: Survey (2021) and site plan available. Please inquire.

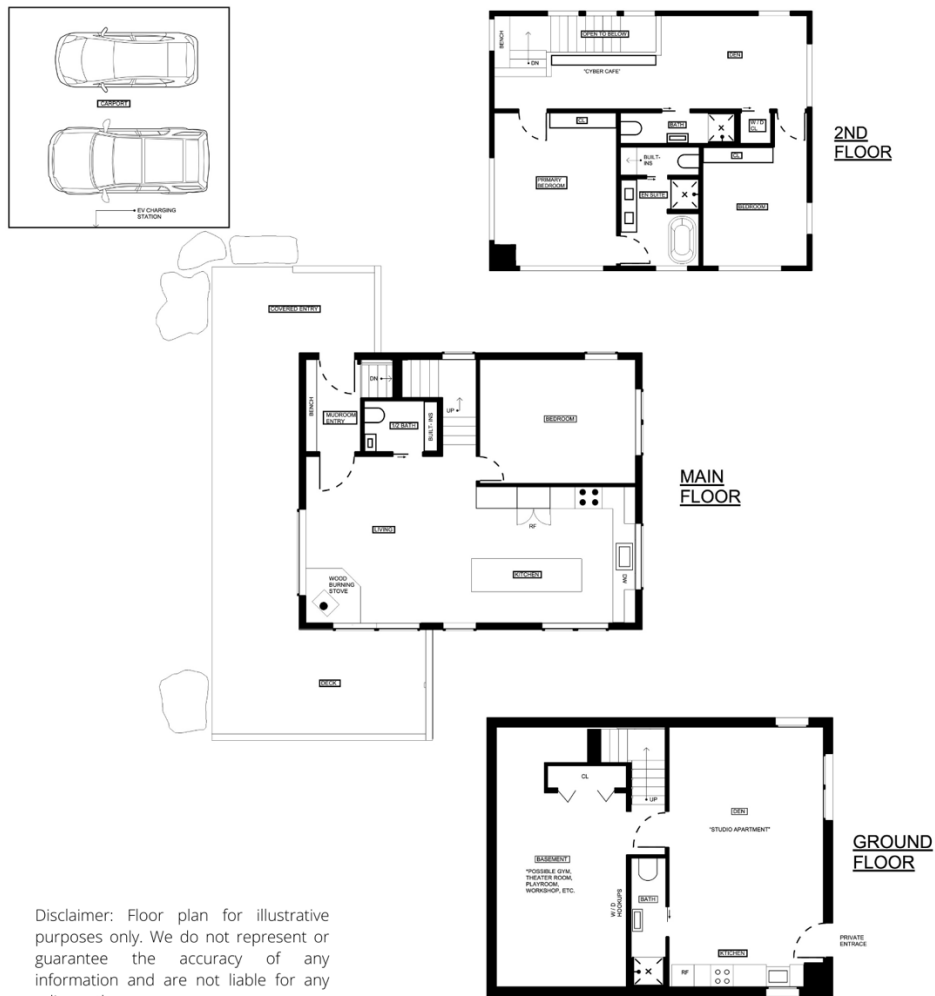
PARCELS: Field work and perc tests have been completed for building on the adjacent lots that come with the sale. Please inquire for details.

FURNITURE/CONTENTS: Professionally staged by Major Jacks and not available for sale, with the exception of the following package (total \$2,900):

- Kitchen: (8) counter stools
- Bedroom next to kitchen: Large black and white framed abstract art
- "Cyber Café": (4) metal bar stools
- Primary Bedroom: Blue area rug, (2) Blue swing arm sconces
- Basement "Studio": Queen upholstered bed frame, Large checkered area rug, Round white dining table



THE SYLVAN HOUSE | GLEN SPEY, NY



Disclaimer: Floor plan for illustrative purposes only. We do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.