




Woods View

For sale by Catskill Mountain Houses.

 52 Turkey Hollow Lane, Livingston Manor, NY 12758



With its idyllic setting, thoughtful design, and charming details, this home is an upstate retreat you'll never want to leave.

Dropped in a breathtaking Catskills setting, this property is a light-filled 3 bedroom, 2 bathroom ranch home that seamlessly blends the comforts of modern construction with classic Upstate style. The home's stunning location provides the best of both worlds: complete privacy on 5 sprawling acres surrounded by woods, yet only minutes from the lively towns of Livingston Manor and Roscoe.

The Property

Property

Year Built: 2005

Bed/Bath: 3/2

Sqft: 1,508

Acres: 5.01

Road: Private road, Private driveway

SBL: 20.-1-2.6

Top Amenities

- Acreage
 - Privacy
 - Wood Burning Stove
 - Close to town
 - Detached 2 car garage
 - Short term rental friendly
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Taxes

Taxes: Town: \$4,413.09

School: \$3,738.96

Connectivity

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



The House

Entering through the main door on the charming front porch, you are greeted by the open-concept living room, dining room, and kitchen.

Past the coat closet on your left, the living area opens to your right, featuring large windows, gleaming wood floors, and a Pacific Energy wood-burning stove (newly installed in 2021) perfect for rustic ambiance and extra coziness on cold mountain nights. The spacious dining area flows into the kitchen, a true cook's dream that was updated in 2021, complete with ample cabinet space, and new Whirlpool appliances including a propane range with pot filler, dishwasher, fridge, and microwave.

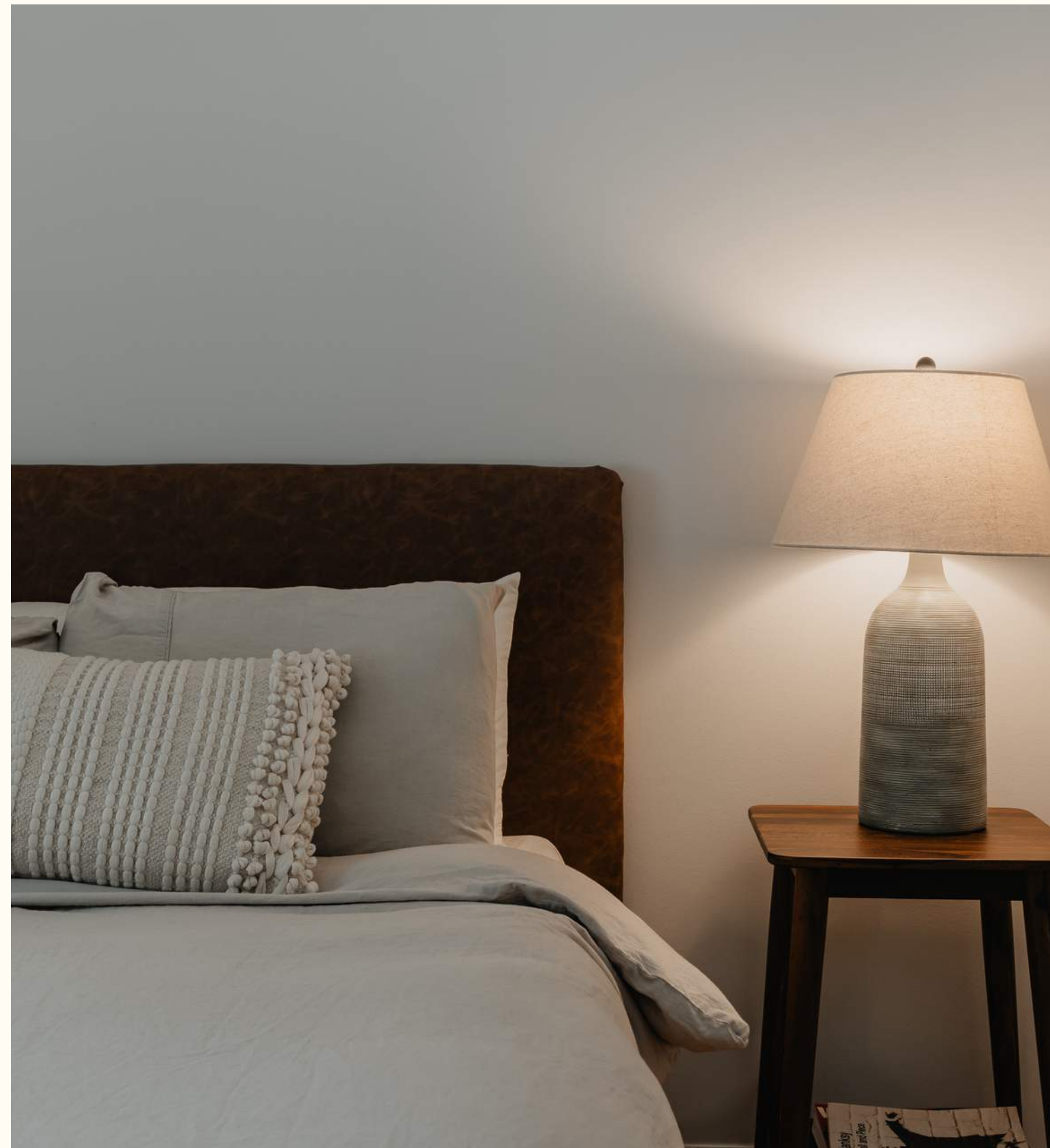
Down the hall are the bedrooms, each comfortably accommodating a queen bed, desk, and armchair, and all outfitted with new wood floors in 2022. The large primary bedroom features an ensuite bath updated in 2021 with dual sinks, a soaking tub, and a separate walk-in shower. The second full bathroom off the hall was renovated in 2021 as well, and the entire home was freshly painted in 2022.



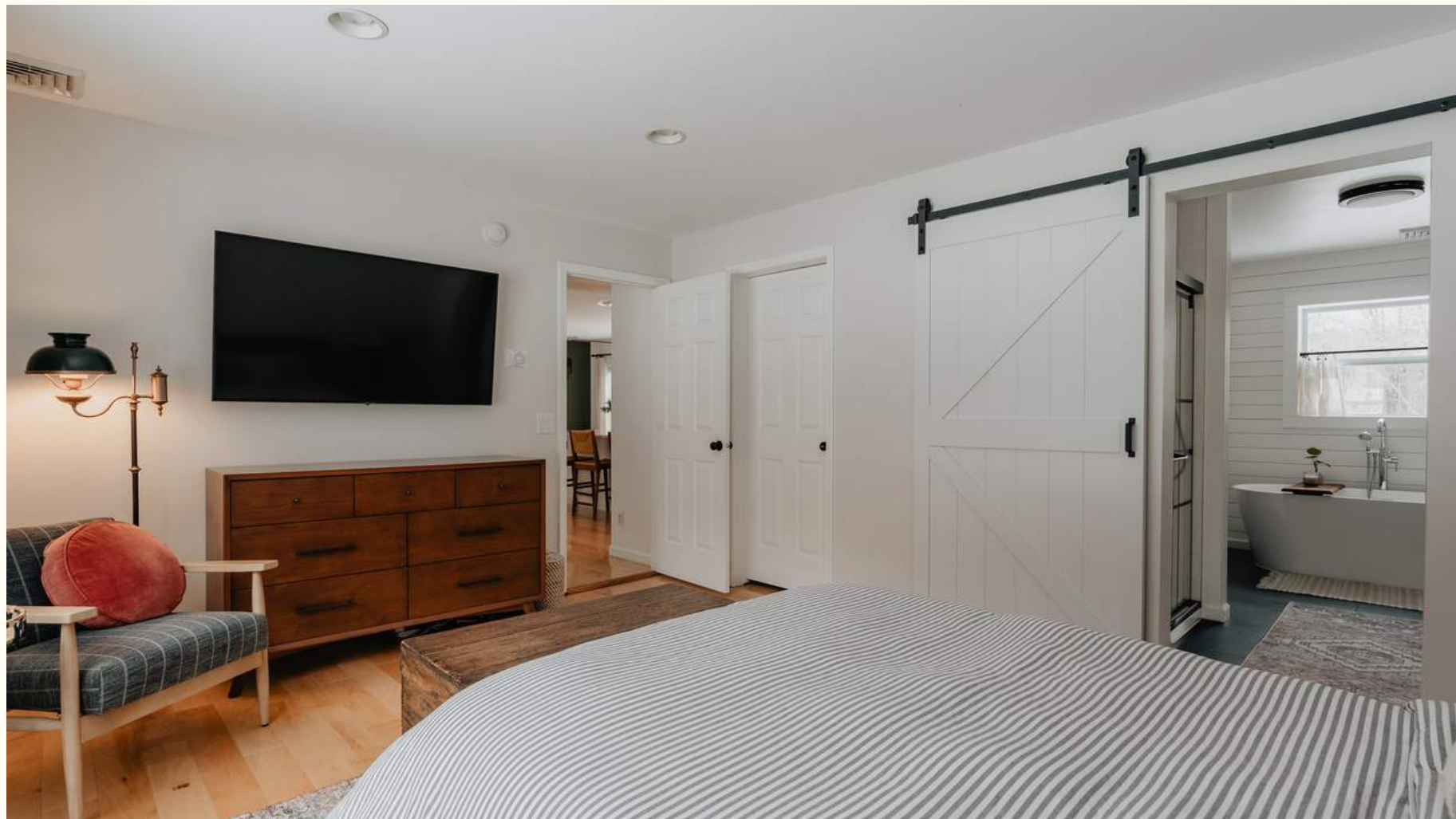
The House cont'd

Below the main level is all the extra space you're looking for! A separate, fully finished walk-out basement. Here you'll find radiant floor heat throughout, a cozy propane fireplace, a laundry area with Samsung appliances, and tons of extra space to use however you please – for storage, as a workshop, for hobbies, games, home gym, home office, or simply for relaxing. The basement also boasts an extra room, perfect for guests, and additionally, there is space for a half bathroom – which, with allowance from the town, can be simply completed with fixtures and finishes. The separate basement entrance opens onto the lawn

This beautiful Catskills home has been built and carefully maintained for both full-time living and short-term rental potential. Modern amenities like high speed Spectrum Internet, a whole-house Generac generator, and central AC ensure comfort no matter the season or the weather. The home is primarily heated by a propane boiler and radiant underfloor heating. Woods View has proven itself as a successful Airbnb over the last 18 months, with proof of rental income available upon request. Whether you're looking for a private upstate retreat or passive rental income, this property's high-quality finishes, superlative amenities, and stunning location make it a rare find.

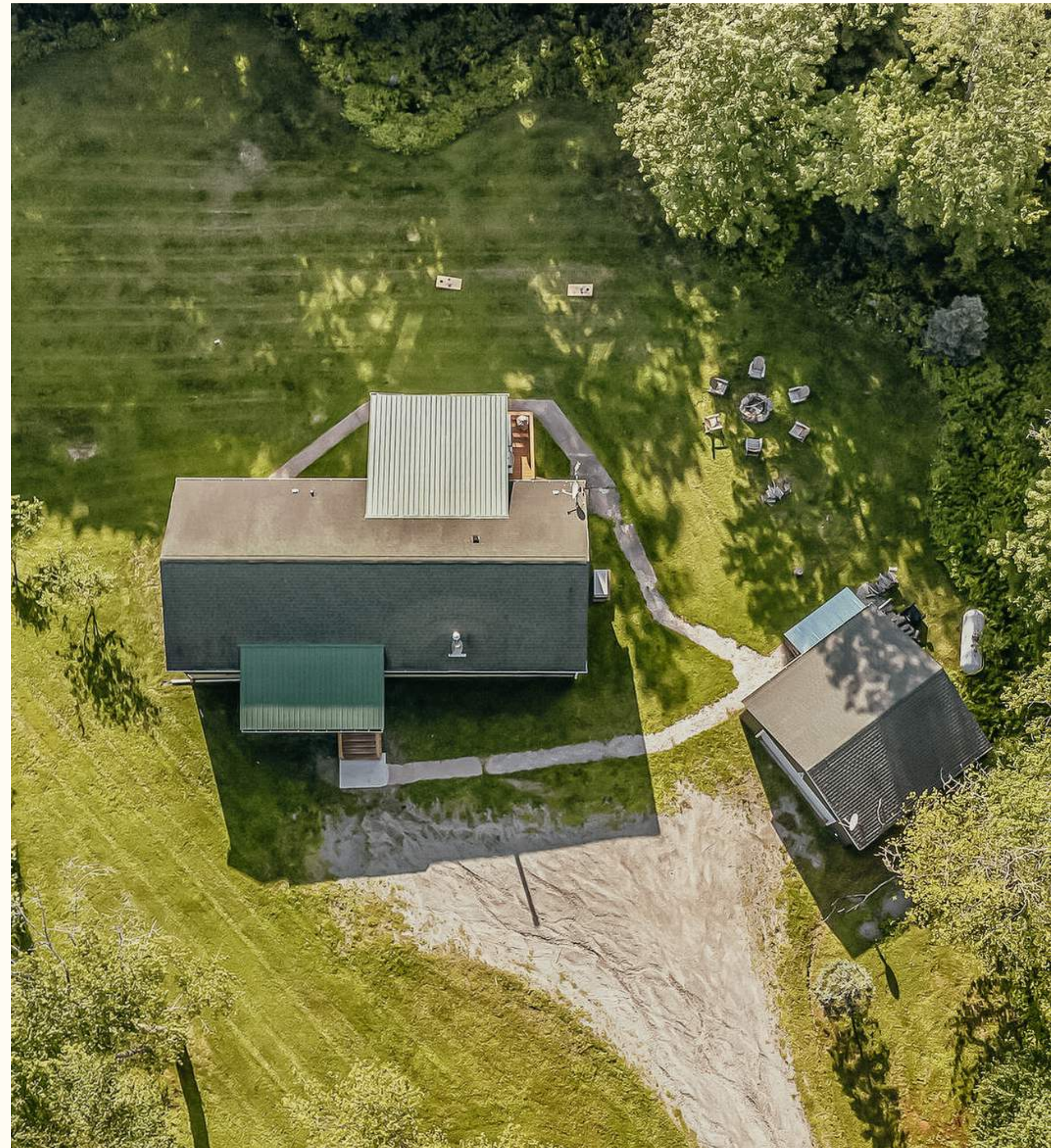






The Grounds

With welcoming front and back porches, this home was made for relaxing and entertaining indoors and out. The home was originally built in 2005 and has been well maintained. New siding was installed in 2021, lending a clean, contemporary look to the house and the detached 2-car garage. Also new in 2023 is a large wood shed attached to the garage, providing organized storage. Enjoy quiet mornings with lots of natural light on the front deck, which was updated with all new wood in 2021 – it's a perfect spot for greeting the day with a peaceful morning coffee. Off the kitchen, the backdoor leads to the screened-in back porch and grill, with steps down to the yard and fire pit. The spacious, screened-in back deck allows you to soak in the views and the sounds of nature from sunrise to sunset.







House Details

Utilities

- Electric: NYSEG
 - Heat: Propane baseboards throughout house, radiant floor heat in basement.
 - Propane: Town & Country Gas
 - Hot Water: Stand Alone, Fuel
 - Water: Drilled Well
 - Sewer: Septic
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Appliances

- Whirlpool Gas Range/Oven
 - Whirlpool Refrigerator
 - Whirlpool Dishwasher
 - Samsung Washer/Dryer
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Survey

No recent survey available.

Furniture/Contents

Some furniture available for sale. Please inquire for more information.



Year built 2005 Square footage 1,508

Renovation Highlights

- Kitchen updated – 2021
- Primary bath updated – 2021
- Hall Bath updated – 2021
- New wood stove installed – 2021
- New siding installed – 2021
- Front deck is updated with all new wood – 2021
- New wood floors in all 3 bedrooms- 2022
- All new interior paint throughout - 2022
- New carpet in basement - 2023
- New wood shed by the garage – 2023

*Some of the renovation work may require retroactive permits, though there are no known material defects.

Road Maintenance

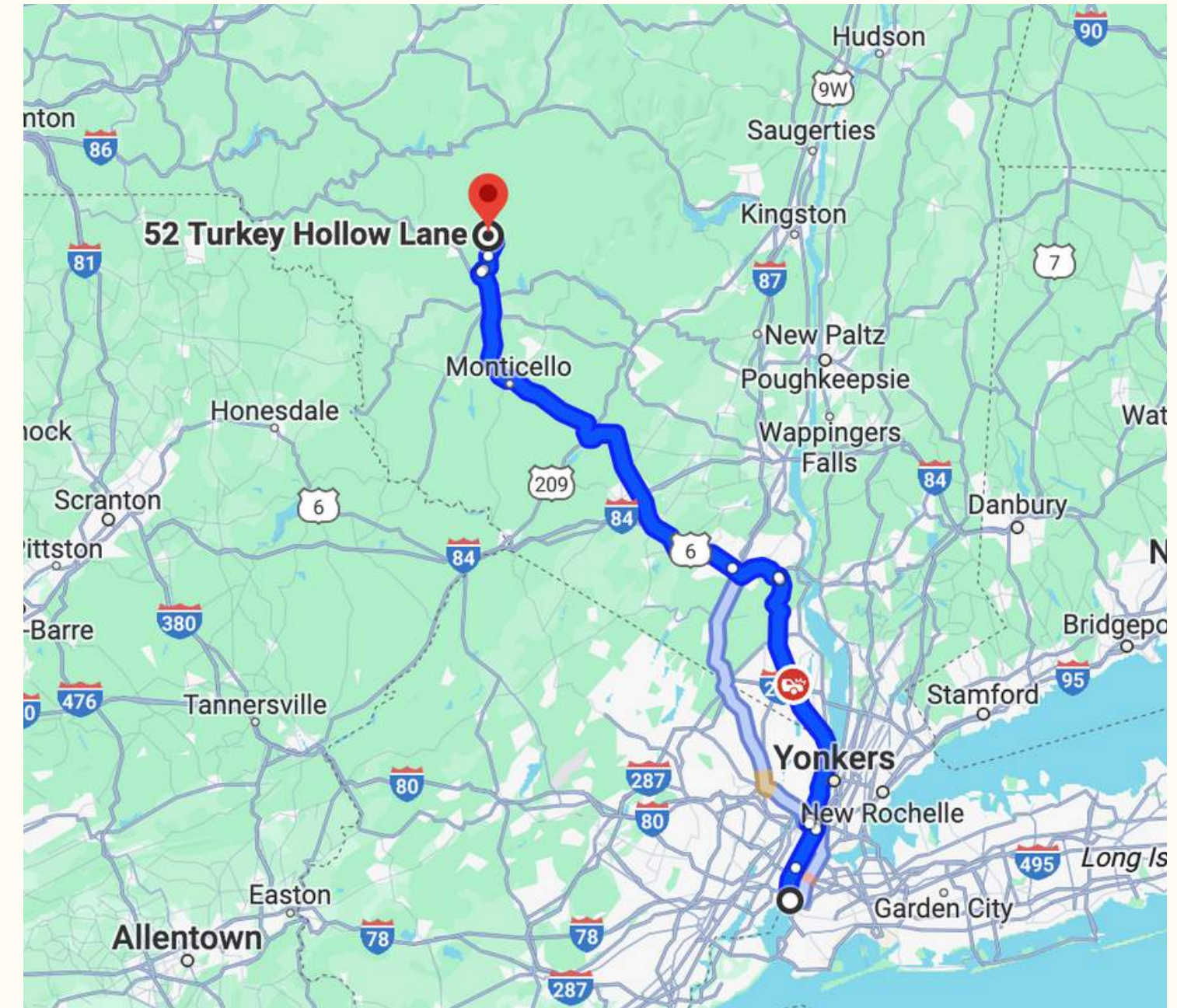
Turkey Hollow Lane is a private dead-end road. All neighbors equally split the cost (roughly \$1k for sellers) and have an agreement with a local contractor to plow the road and all driveways & maintain damage to the road when needed. Repairs are depending.



Year built 2005 Square footage 1,508

The Location

Located just 5 miles from Livingston Manor and 10 miles from Roscoe, this property offers a rare combination of privacy and convenience. Surrounded by some of the most stunning nature in the Catskills, these thriving towns offer numerous year-round amenities, including restaurants and craft breweries, retail stores, the Catskill Art Society, and several grocery stores. Woods View is just minutes from The DeBruce hotel and restaurant, and 7 miles from Mongaup Pond Campground, which offers lake swimming and hiking in summer and snowmobiling in winter. Explore the waters on the property, or find world-class trout fishing just two miles away on the legendary Willowemoc River. Woods View is less than two hours drive from the George Washington Bridge.



Private Showings

By Appointment only:

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