

# COUNTRY HOUSE

REALTY



## 271 SCHWARTZ ROAD CALLICOON, NY 12723

Sullivan County, Town of Delaware  
SBL: 4.-1-20.7

### PROPERTY FEATURES

3 BEDROOMS + FLEX  
SPACE  
2 FULL BATHROOMS  
1 HALF BATHROOMS

### PROPERTY DETAILS

- Square feet: 2,500
- Acres: 3.91
- Built: 2023

### LISTING PRICE

\$879,000

For access, please  
reference Showing Time  
or instructions from the  
office.



## SYSTEMS, DETAILS & FEATURES

- New construction 2023
- Metal roof
- Hardie board siding
- Marvin windows
- Spray foam insulation throughout
- Pine floors
- Board and Batten detail and built-in cabinetry in Great Room
- Wood burning stove
- Finishable 1600 square foot walk-out basement with roughed in plumbing for future bathroom
- Space for future pool in field above house
- Scenic views
- Quiet setting in Beechwoods neighborhood of Callicoon
- Furnishings negotiable

## UTILITIES

- Heat: Forced air
- Central A/C
- Fuel: Propane
- Water heater: Electric On Demand
- Internet/TV: Spectrum High Speed Available
- Sewer: 1000 gallon concrete septic
- Water: Drilled Well
- Cell service: Excellent

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## ATTIC + CRAWL SPACES

- Unfinished attic. Access in second floor hallway
- Unfinished walk-out basement with roughed in plumbing for future bathroom





## BUILDER

Beechwoods Barn is a project of Western Sullivan Properties, a locally owned and operated real estate company based in the Western Catskills.

## FINANCIALS

**\*Estimated Taxes, Awaiting Assessment:**  
Town/Co.: \$6,365  
School: \$5,318

