

# COUNTRY HOUSE

REALTY



## 50 CHURCH STREET LIVINGSTON MANOR, NY 12758

Sullivan County, Town of Rockland  
SBL: 48.-13-2

### PROPERTY FEATURES

3 BEDROOMS  
1 FULL BATHROOMS  
1 HALF BATHROOMS

### PROPERTY DETAILS

- Square feet: 1,654
- Acres: .34
- Built: 1910

### LISTING PRICE

\$275,000

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





## SYSTEM AGES, DETAILS & UPGRADES

- Estimated age of boiler: 10 years. Last serviced two years ago.
- Seller installed extensive water mitigation system. Behind house, excavated twelve feet below basement footer, about twelve feet out from house. Installed two layers of french drains: one at the footer and one 3-4 feet below the ground surface. Drainage pipes wrap around the house all the way out to the front of the property. Further reforming of the backyard surface includes a trench that goes back behind the garage and a swail just below the surface on the second tier to direct water into the trench.
- House retains much of its original woodwork and leaded glass.
- One car garage for additional storage.
- Roof is in need of replacement.
- Wraparound front porch in need of repair/replacement.
- Several furniture items included in sale.

## FINANCIALS

### Taxes:

Town/Co.: \$1,470

School: \$1,264

## UTILITIES

- Heat: Hot water baseboard
- Fuel: Oil
- Water heater: Electric
- Internet/TV: Spectrum High Speed
- Sewer: Municipal
- Water: Municipal
- Cell service: Excellent

## ATTIC + CRAWL SPACES

- Full basement with high ceilings. Access off of kitchen
- Pull down attic access in second floor hallway





