

# COUNTRY HOUSE

REALTY



## 761 Cooks Falls Road Roscoe, NY 12776

Delaware County, Town of Colchester  
SBL: 445-2.-1-8

### PROPERTY FEATURES

5 BEDROOMS  
3 FULL BATHROOMS

### PROPERTY DETAILS

- Square feet: 2,500
- Acres: .25
- Built: 1900

### LISTING PRICE

\$449,500

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



## SYSTEMS AGES, DETAILS & UPGRADES

- New furnace 2022
- New metal roof 2022
- Septic and leach field replaced 2014. 1000 gallon tank, 80 foot leach field. Last pump 2021
- 200 Amp electrical service installed
- Kitchen and two bathrooms updated within recent years

## HISTORY

Originally built in 1900 as The Beaverton boarding house, Beaverkill River House has been in the same family now for three generations and the loving restoration and care it has received is evident.

Used first as a family retreat and more recently as a successful AirBnB rental, this is a rare opportunity to own a private stretch on the world-renowned Beaverkill River.

## UTILITIES

- Heat: Hot Water Baseboard
- Fuel: Oil
- Water heater: Electric
- Internet/TV: Spectrum High Speed
- Sewer: 1000 gallon septic, new 2014
- Water: Municipal
- Cell service: Excellent

## ATTIC + CRAWL SPACES

- No attic
- Unfinished basement

## FINANCIALS

**Taxes: \$2,040**  
Town/Co.: \$800  
School: \$1,240

