

COUNTRY HOUSE

REALTY



BLUESTONE BARN

29 HEAD ROAD, CALLICOON, NY 12723

Sullivan County, Town of Fremont
SBL: 38.-1-4; 38.-1-5.2 Parcel 2A on survey

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 4,311
- Acres: 42
- Barn built: 1948, converted 1986

LISTING PRICE

\$1,375,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- New 2023/2024
 - Roof
 - Boiler: Heat and hot water
 - Windows: All windows on ground floor. Two picture windows replaced with glass sliding doors.
 - Deck: New, outside living room. New, outside primary bedroom.
 - Loft enclosed creating third bedroom
- Built: 1948 as dairy barn, converted 1986
- High efficiency Rumford fireplace
- Full basement, partially heated pottery studio
- Two tax abatement programs: Agricultural exemption and solar panels (Solar Liberty)
- AirBnB income July 2021-July 2022: \$50,612
- Fireplace: bluestone harvested from former building on property
- Hand-hewn beams
- New skylights installed 2019
- Antique working Elmira stove
- Solar panels: Installed 2017, 10.2 kW system with net metering
- Hemlock floors
- New appliances: Oven, refrigerator, freezer
- Home exterior repainted 4 years ago
- Home interior repainted 3 years ago
- Major foundation issues under garage
- Owner has left an album with renovation photos on the dining room table
- Town plows and maintains the road up to the split in Head Rd
- Round patio outside south-facing basement door was created on the bawse of an old stone silo

UTILITIES

- Heat: Radiant
- Fuel: Propane
- Water heater: Propane
- Internet/TV: Spectrum hi speed broadband
- Sewer: Private septic
- Water: Spring-fed
- Cell service: Excellent, Verizon tower nearby

DESIGN THOUGHTS

- Adding a bathroom to the loft above the kitchen may be possible simply by running plumbing up from the guest bathroom.





HISTORY

Originally the barn was literally just that, a huge barn on a dairy farm owned by the Head family. In 1986 it was converted into the home you see today. There is a photo album on the dining table that documents the process.

FINANCIALS

Taxes:

~ \$16,800, do not include reductions for solar and agricultural abatements

Operating Costs:

Electric: \$1,370

Fuel: \$5,784

Plowing: \$600

AirBnB Income:

July 2021-July 2022: \$50,612



NOTES:

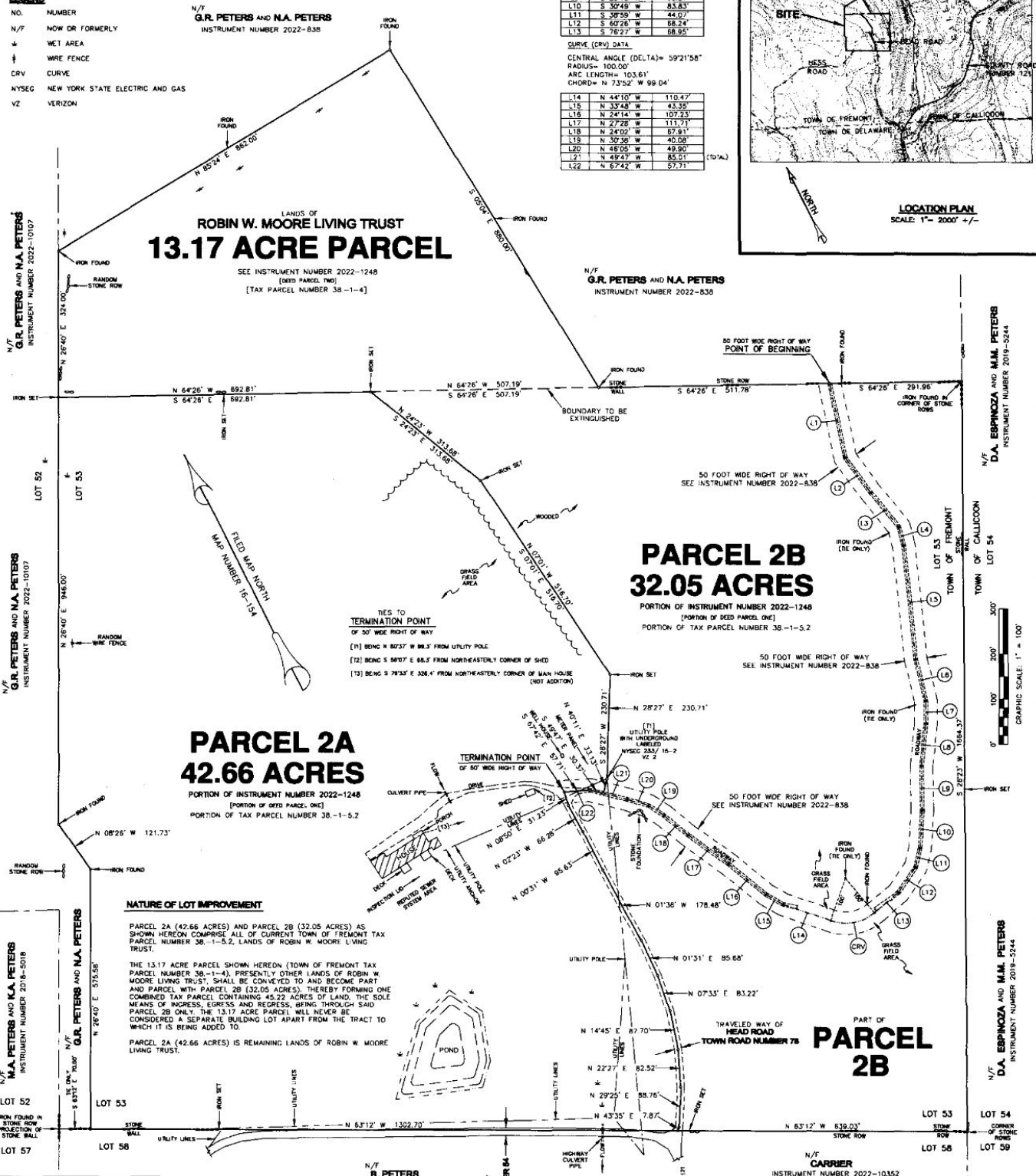
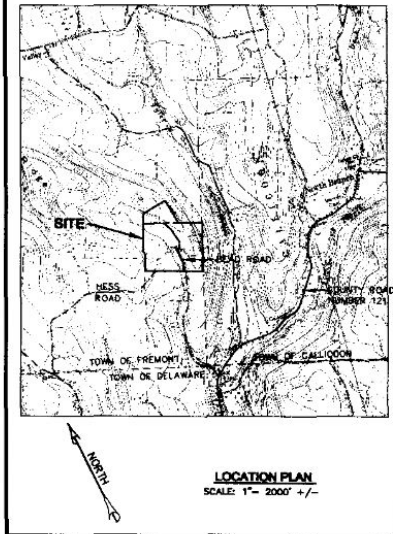
- 1) PARCELS ARE SUBJECT TO UTILITY EASEMENTS OF RECORD.
- 2) PARCELS 2A AND 2B ARE SUBJECT TO HIGHWAY USE-DEDICATION OF RECORD.
- 3) THE RECORD OWNER OF THE PARENT PARCEL (PARCELS 2A AND 2B) IS ROBIN W. MOORE LIVING TRUST- SEE INSTRUMENT NUMBER 2022-1248.
- 4) LOT NUMBERS 52, 53, 57 AND 58 AS SHOWN HEREON ARE PART OF DIVISION NUMBER 19, GREAT LOT NUMBER 2 OF THE HARDENBURGH PATENT.

LEGEND

- NO. NUMBER
- N/7 NOW OR FORMERLY
- WET AREA
- WIRE FENCE
- CRV CURVE
- NYSEC NEW YORK STATE ELECTRIC AND GAS
- VZ VERIZON

CURVES, DISTANCES AND ARC LENGTH SHOWN HEREON PASS ALONG THE CENTER OF A 50 FOOT WIDE RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	S 14°57' W	167.85
L2	S 09°33' E	98.17
L3	S 11°58' E	98.16
BEING N 80°43' E 24.7' FROM AN IRON SET		
L4	S 12°11' W	42.72
L5	S 20°49' W	253.34
L6	S 13°27' W	94.95
BEING S 84°28' E 23.8' FROM AN IRON SET		
L7	S 25°67' W	50.00
L8	S 32°58' W	94.33
L9	S 29°13' W	98.27
L10	S 30°49' W	83.83
L11	S 38°59' W	44.07
L12	S 60°28' W	68.24
L13	S 76°27' W	68.95
CURVE (CRV) DATA		
CENTRAL ANGLE (DELTA)= 59°21'58"		
RADIUS= 100.00'		
ARC LENGTH= 103.61'		
CHORD= N 73°52' W 99.04'		
L14	N 44°10' W	110.47
L15	N 33°48' W	83.35
L16	N 24°14' W	107.23
L17	N 27°28' W	111.71
L18	N 24°02' W	67.81
L19	N 30°38' W	40.08
L20	N 48°05' W	49.90
L21	N 49°43' W	85.11
L22	N 67°42' W	57.71



LANDS OF
ROBIN W. MOORE LIVING TRUST
13.17 ACRE PARCEL
SEE INSTRUMENT NUMBER 2022-1248
(DEED PARCEL NO)
[TAX PARCEL NUMBER 38-1-4]

PARCEL 2B
32.05 ACRES
PORTION OF INSTRUMENT NUMBER 2022-1248
(PORTION OF DEED PARCEL ONE)
PORTION OF TAX PARCEL NUMBER 38-1-5,2

PARCEL 2A
42.66 ACRES
PORTION OF INSTRUMENT NUMBER 2022-1248
(PORTION OF DEED PARCEL ONE)
PORTION OF TAX PARCEL NUMBER 38-1-5,2

NATURE OF LOT IMPROVEMENT

PARCEL 2A (42.66 ACRES) AND PARCEL 2B (32.05 ACRES) AS SHOWN HEREON COMPRISE ALL OF CURRENT TOWN OF FREMONT TAX PARCEL NUMBER 38-1-5,2, LANDS OF ROBIN W. MOORE LIVING TRUST.

THE 13.17 ACRE PARCEL SHOWN HEREON (TOWN OF FREMONT TAX PARCEL NUMBER 38-1-4), PRESENTLY OTHER LANDS OF ROBIN W. MOORE LIVING TRUST, SHALL BE CONVEYED TO AND BECOME PART AND PARCEL WITH PARCEL 2B (32.05 ACRES), THEREBY FORMING ONE COMBINED TAX PARCEL CONTAINING 45.22 ACRES OF LAND, THE SOLE MEANS OF INGRESS, EGRESS AND REGRESS, BEING THROUGH SAID PARCEL 2B ONLY, THE 13.17 ACRE PARCEL WILL NEVER BE CONSIDERED A SEPARATE BUILDING LOT APART FROM THE TRACT TO WHICH IT IS BEING ADDED TO.

PARCEL 2A (42.66 ACRES) IS REMAINING LANDS OF ROBIN W. MOORE LIVING TRUST.

- TERMINATION POINT**
OF 50' WIDE RIGHT OF WAY
- (1) BEING N 80°37' W 88.3' FROM UTILITY POLE
 - (2) BEING S 80°07' E 88.3' FROM NORTHEASTLY CORNER OF SHED
 - (3) BEING S 79°33' E 328.4' FROM NORTHEASTLY CORNER OF MAIN HOUSE (NOT ADDED)

- TERMINATION POINT**
OF 50' WIDE RIGHT OF WAY
- (17) UTILITY POLE WITH UNDERGROUND LABLED NYSEC 2287 15-2
 - (18) ...
 - (19) ...
 - (20) ...
 - (21) ...
 - (22) ...

FILED MAP REFERENCE
ROBIN W. MOORE LOT IMPROVEMENT
FILED AUGUST 17, 2022
MAP NUMBER 16-154

FINAL TOWN OF FREMONT PLANNING BOARD APPROVAL
THESE PLANS ARE ACKNOWLEDGED BY THE TOWN OF FREMONT, AND FOR RECORDING PURPOSES ONLY, TO REPRESENT AN EXEMPT LOT IMPROVEMENT IN ACCORDANCE WITH SECTION 3.7 OF THE TOWN OF FREMONT SUBDIVISION REGULATIONS. NO SUBDIVISION APPROVAL IS REQUIRED OR GIVEN.

CERTIFICATION

I HEREBY CERTIFY THAT THIS LOT IMPROVEMENT MAP WAS PREPARED BY US AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY US ON JULY 26, 2023.

ROBIN W. MOORE LIVING TRUST LOT IMPROVEMENT

TOWN OF FREMONT, SULLIVAN COUNTY, NEW YORK STATE
SCALE: 1" = 100'
JULY 2023

FULTON LAND SURVEYING
7 MAIN STREET
SUITE 4
P.O. BOX 950
LIVINGSTON MANOR, NEW YORK 12758

FINAL MAP
SURVEYOR'S MAP NO. FR-38-1-4 & 5.2 LOT IMP

CHAIRPERSON DATE
TAX MAP DESIGNATION PARENT PARCEL SECTION-38 BLOCK-1 LOT-5.2
PARENT PARCEL IS ZONED: RESIDENTIAL RECREATIONAL

N.Y.S.L.S. NO. 005004
BRUCE A. FULTON