

COUNTRY HOUSE

REALTY



211 Main St LIVINGSTON MANOR, NY 12758

Sullivan County, Town of Rockland
SBL: 49.-5-1.2

PROPERTY FEATURES

3 BEDROOMS
1 FULL BATHROOM
1 HALF BATHROOM
CATTAIL CREEK
WALKING DISTANCE TO
DOWNTOWN MANOR

PROPERTY DETAILS

- Square feet: 1,104
- Acres: .99
- Built: 1910

LISTING PRICE

\$379,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Boiler is in basement, it is 20 years old, last serviced in September, 2023
- Roof is metal, unsure of age but it is on the newer side
- Septic tank is in the backyard, seller is currently working with a septic company to address concerns with the leach field
- Drilled well is in the front yard; it was put in in late 2022
- Hardwood floors throughout
- Many cosmetic updates made to the home in 2022
- Stackable washer/dryer
- Stainless steel kitchen appliances
- Gas stove

UTILITIES

- Heat: Hot water baseboard
- Fuel: Oil
- Water heater: Heated by boiler
- Internet/TV: Spectrum high speed data
- Sewer: Septic
- Water: Drilled well
- Cell service: Good

ATTIC + CRAWL SPACES

- Attic: Access is above the stairs on the second floor, near smaller bedroom
- Basement: Access is through door in the kitchen, full, unfinished





OTHER

- Seller prefers to sell furnishings less these exclusions:
 - Stereo Equipment and the Eames storage unit that it sits on
 - The Catskills Poster and Frame
 - 2 Diamond Chairs
 - 2 Wire Chairs on the porch
 - Chrome and canvas chair and ottoman
 - Eames fiberglass chairs
- Seller does not have a survey
- Seller's attorney: Jonathan Koren

FINANCIALS

Taxes:

Town/Co.: \$2,786

School: \$1,417

Operating Costs:

Electric: \$500 annually

Fuel: \$3,200 annually

Mowing/Plowing - \$800 annually

Seller lightly offered home as short term rental throughout the 2023 summer/early fall season with gross revenues of \$24,000

