

# COUNTRY HOUSE

REALTY



## 267 WAHL STREET LIVINGSTON MANOR, NY 12758

Sullivan County, Town of Callicoon  
SBL: 16.-1-18.3

### PROPERTY FEATURES

4 BEDROOMS  
2 FULL BATHROOMS

### PROPERTY DETAILS

- Square feet: 2,832 + finished walk-out basement
- Acres: 10.38
- Built: 1935

### LISTING PRICE

\$599,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- Roof: 2013
- Boiler: 2002, last serviced in 2022
- Well located on upper lawn, 25 gal/min, drilled in 2014
- New water filtration system in 2020
- New pool liner in 2021
- High powered, premium whole house generator installed 2020
- General renovation of all bedrooms, kitchen, entry and living rooms
- Opened up two downstairs bedrooms to create one master suite with vaulted ceiling
- Installed wide plank hardwood floors in master bedroom
- Removed ceiling and exposed original 1935 joists in rooms
- Created 2 bedrooms upstairs with connecting pocket door
- New shed at side of house for firewood and outdoor gear
- Spray foam insulation added selectively
- Oil tank located in basement boiler room
- Paddock: Currently allow neighbors, Hilly Acre Farms, to keep cows in the pasture. They maintain the pasture fences and care for the cows, but use this property's water for the cows and in exchange plow the driveway. This is optional for the next owner.
- Camper not included in sale

## UTILITIES

- Heat: Hot water + electric baseboard
- Fuel: Oil, electric
- Oil tank located in basement boiler room
- Water heater: Boiler
- Internet/TV: Exede
- Septic: Tank located near the pasture, last pumped Aug 2023, repaired pipe 2017
- Water: Drilled well
- Cell service: Moderate, great with wifi calling

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## ATTIC + CRAWL SPACES

- Attic: Access is from ladder on second floor
- Basement: Access through boiler room and cellar door

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## FINANCIALS

### Taxes:

Town/Co.: \$5,183

School: \$4,556

### Operating Costs: Approximate

Electric: \$1,200

Fuel: \$9,000

Mowing: \$1,000

