

# COUNTRY HOUSE

REALTY



## 37 MOUNTAIN VIEW ROAD WURTSBORO, NY 12790

Sullivan County, Town of Mamakating  
SBL: 57.-8-1.2

### PROPERTY FEATURES

3 BEDROOMS  
2 FULL BATHROOMS

### PROPERTY DETAILS

- Square feet: 2,208
- Acres: 7.92
- Built: 2005

### LISTING PRICE

\$620,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- Home was built in 2005 and most systems are original unless otherwise noted
- Furnace last serviced in winter of 2022
- Septic system, never pumped but only one occupant for the last 10 years. Leach field and septic tank are in the large yard to the right of the house
- Drilled well, depth of 550 feet, located near cowbell in center of circular driveway
- Whole house generator added in 2012
- Paved private road and driveway in 2022
- Added solar panels in 2011 (installed by Solar Alchemy and are owned outright) at a total cost of \$44,063. Warranties are as follows:
  - 220 Watt Solartech Blue Modules, 27 year power output, 27 year product workmanship
  - Enphase Microinverters, 25 years

## UTILITIES

- Heat: Forced hot air
- Ductwork in place to add AC if desired
- Fuel: Propane
- Water heater: Electric standalone
- Internet/TV: Spectrum high speed
- Sewer: Septic
- Water: Drilled well
- Cell service: Good

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- Right of way to Yankee Lake Shore at Sickles Rd and right of way on Eagen Rd. More details are provided in the deed.







#### ADDITIONAL DETAILS

Part of Yankee Lake Preservation Association - Annual Dues are \$350 and will increase to \$400 as of June 2024. Membership allows for access to lake and newly updated common facilities.

More information available at:

<https://yankee-lake.org/community/rules-and-regs/>

Sellers preference is to sell much of the furnishings less a handful of exclusions. If interested, please inquire.

Sellers have selected Jared Hart as their attorney

Deeded lake access is a short walk away on Yankee Lake Rd

#### FINANCIALS

**Annual Taxes:**

Town/Co.: \$4,282

School: \$4,790

Note: There is an exemption for the solar panels of \$20,700 of assessed value until 2029

**Operating Costs:**

Electric: \$23 a month, a little more when fan is running in winter

Propane: \$2,500 annually

Mowing/Plowing - family has taken care of this so no estimate available

