

# COUNTRY HOUSE

REALTY



## 63 HUNTER LANE

Parksville, NY 12768

Sullivan County, Town of Rockland  
SBL: 30.A-12-2, 3, 4, 5

### PROPERTY FEATURES

3 BEDROOMS  
2 FULL BATHROOMS  
DEEDED LAKE ACCESS  
MODERN CHALET VIBES  
OPEN CONCEPT

### PROPERTY DETAILS

- Square feet: 840
- Acres: .599
- Built: 1960
- Renovated inside and out in 2020

### LISTING PRICE

\$445,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- Home was fully renovated in 2020 - painted inside and out, new bathrooms and kitchen, new white oak wood flooring, new modern lighting and windows
- New plumbing, electric and heating in 2020
- Roof is asphalt shingles and is new as of 2015
- Deeded lake rights with the closest access less than a 2-minute walk away
- Additional parcels included in sale are likely buildable pending town approval
- No HOA and no short term rental restrictions
- Beautiful custom cherry cabinets recently installed for additional storage in upstairs bedrooms
- Under 2 hours from the GWB
- New septic system in 2020, tank is located behind the house and the leach field spreads down the slope behind that
- Well is located along walkway to the front door, new well extension and cap in 2022
- Recent survey available
- Most furnishings are available for sale minus some exclusions (please inquire)
- Deck furniture, under-the-deck kayak rack, and projector screen included in sale
- Remote thermostat for controlling temperature

## UTILITIES

- Heat: Baseboard + wood stove
- Fuel: NYSEG, electric
- Water heater: On demand, electric
- Gas stove, propane
- Internet/TV: Spectrum, high speed
- Sewer: Septic
- Water: Drilled well
- Cell service: Spotty

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## ATTIC + CRAWL SPACES

- No attic
- Foam insulated crawl space





#### QUESTIONS?

Reach out to listing agent, Heather Quaintance:

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Cell: 518.382.9107

Instagram: [@homeinthecatsskills](https://www.instagram.com/homeinthecatsskills)

#### FINANCIALS

##### Taxes:

Town/Co.: \$2,153

School: \$2,384

##### Operating Costs:

\$2500 per year, which might be on the high side, but includes being there year-round for electricity, stove wood and snow removal

