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Listing #38757 Offered at: \$499,000



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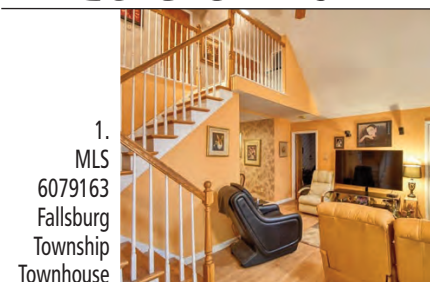
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Recent Home Sales



1.
MLS
6079163
Fallsburg
Township
Townhouse

4 BR / 2 1/2 BA
Acres: 0.83
Sold For: \$110,000
School Tax: \$1,609
County Town \$2,602
Built: 1989

Listed By: Brian J. Caplicki, KW Hudson Valley
Sold By: Susan C. Giordano, John J. Lease Realtors, Inc.



2.
MLS
6047401
Thompson
Township
Bilevel

3 BR / 2 BA
Acres: 0.23
Sold For: \$150,000
School Tax: \$2,280
County Town \$4,140
Village Tax: \$4,336

Built: 1989
Listed By: Harold B. Reynolds, RJ Katz RE
Sold By: Harold B. Reynolds, RJ Katz RE



3.
MLS
5003676
Tusten
Township
Farm
House/Two
Story

5 BR / 1 1/2 BA
Acres: 0.35
Sold For: \$185,000
School Tax: \$1,305
Town & County Tax: \$1,382

Built: 1860
Listed By: Dawn Curreri, Eagle Valley Realty
Sold By: Non-Member MLS



4.
MLS
6084995
Fremont
Township
Ranch

2 BR / 1 BA
Acres: 1.00
Sold For: \$235,000
School Tax: \$1,895
Town & County: \$3,633
Built: 1988

Listed By: Fleur Bailey, CB Timberland Propoerties
Sold By: Les Stone, Penny Wise Properties



5.
MLS
6076373
Bethel
Township
Ranch

3 BR / 2-1/2 BA
Acres: 5.10
Sold For: \$295,000
School Tax: \$6,110
Town & County: \$5,081
Built: 1979

Listed By: David Sokolowski, Nest Seekers Westchester, LLC
Sold By: Non-Member MLS



6.
MLS
6067443
Mamakating
Township
Bilevel

3 BR / 2 1/2 BA
Acres: 1.94
Sold For: \$360,000
School Tax: \$4,288
Town & County: \$3,177
Built: 1998

Listed By: Michelle England, Howard Hanna Rand Realty
Sold By: Patricia Lucey, Keller Williams Realty



7.
MLS
6080601
Lumberland
Township
Farmhouse

2 BR / 1 1/2 BA
Acres: 5.23
Sold For: \$515,000
School Tax: \$3,557
Town & County: \$3,803
Built: 2009

Listed By: Dawn M. Payne, Payne Team, LLC
Sold By: Erik Freeland, Country House Realty



8.
MLS
4743237
Thompson
Township
Frame

2 BR / 1 BA
Acres: 548
Sold For: \$1,750,000
School Tax: \$17,635
Town & County: \$16,102
Built: 1960

Listed By: Nancy Fredericks, Catskill Castles
Sold By: Nancy Fredericks, Catskill Castles



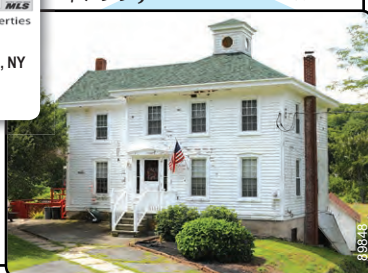
\$699,000 MLS # 20-2836

Equinunk, PA A perfect country getaway in NE Wayne County! Gorgeous stonework sets off this 4 BR/1.5 bath ranch on 153+ acres, just a minute from the Delaware River at Kellams Bridge. The nearly 2500 sq ft house has many updates: quartz counters & SS appliances in kitchen. Tile & wood floors. Roomy 567 sq ft Great Room features cathedral ceiling and skylights. 12x38' bluestone patio. Barn & land across River Rd. 2-car garage under; summer kitchen in basement. Lush flat lawn w/incredible stone touches. Bonus: home comes furnished so you can move right in.

Cochecton, NY 70-acre parcel offers a rare opportunity to own approximately 4,300 ft of Delaware Riverfront! Stately 1888 farmhouse sits on the higher ground and can be accessed from Rt. 97 or Cochecton Rd. The house offers beautiful views of the river valley and the mountains in both NY and PA. 3 bedrooms and 2 full baths, and an eat-in kitchen. Original woodwork. Older barn and outbuilding offers storage.

\$799,000 MLS # 6079612

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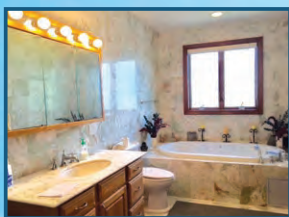
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Real estate during COVID-19

BY GAIL M VESELY

Our business has changed, adapted and evolved during the current pandemic.

The limitations first imposed by the Governor, taught us how to do things differently.

We're using more modern technology with visual showing and signing documents digitally, including new Covid-19 questionnaires and new fair housing anti-discrimination disclosures the state is requiring.

Buyers have become aggressive with offers, often making offers over asking price to beat out competitive bids.

Inventory of homes on the market have been very low and continue as such.

Spring has been a notorious time

to list. Today, if you have a home that you want to sell, don't wait, buyers haven't stopped looking and the market continues to be robust. Even with the large amounts of snowfall this past winter, compared to winters of late, working seven days a week has become the norm for active Realtors.

SULLIVAN, DELAWARE, ULSTER and surrounding counties have had some of the biggest price increases and record closed transactions than any other time in history.

There was little to no free time for Realtors last year, and I see the trend continuing into 2021.

Vacations can wait, I love what I do.

Gail M Vesely is a NYS Licensed Real Estate Broker at Lucille Hand Real Estate, located at 280 Continental Rd, Napanoch, NY, 12458. She can be reached at the following numbers: (cell) 845-901-4553 (office) 845-647-8020 (fax) 845-647-5293.




The Payne Team

• REAL ESTATE •

If you're thinking of buying or selling, there's no better time than now!



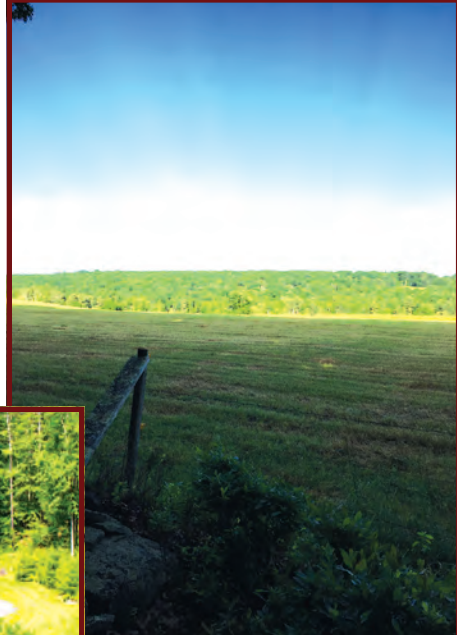
**Deer Meadow Rd,
Bethel, NY 12720**
\$165,000

Lakefront parcel on Myers Lake. Over 5 acres, very private, part of Black Lake Estates private community.



571 Winterton Rd, Bloomingburg, NY 12721
\$999,000

Custom cedar home that borders the Shawangunk River and sits on over 28 acres of land. 2 beds, 2.5 baths, over 2,400 sq ft with detached 3 car garage with finished above living space. The home boasts an open floor plan, floor to ceiling windows, wood detail, cathedral, chef's kitchen, and much much more!



28 Walters Farm Rd, Yulan, NY 12792
\$850,000

Breathtaking lakefront oasis. Mother daughter home with 4 beds, 4 baths & over 3,400 sq ft of living space. Professionally landscaped yard, large windows, cathedral ceilings, hardwood floors, garage, and much more!

**Mitchell Pond Rd,
Cochecton, NY 12726**
\$180,000

This sportsman's paradise boasts over 33 acres of land and offers complete privacy and fantastic views! There's a 10x10' cabin (built to house specifications), complete with outdoor fireplace and 8x8' storage shed. This property has so much potential!

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STORY AND PHOTOS
BY JOSEPH ABRAHAM

The furniture business is in Michael Katz's blood. What might be more apropos in the case of his latest endeavor, Liberty Fine Upholstery, located on 199 South Main Street in Liberty, is that the business is sewn into the fabric of his life.

His grandfather Benjamin Greenberg owned a furniture business on the Lower East Side in Manhattan, where Katz's parents met and fell in love.

While attending Parsons School of Interior

Design, Katz began working at his grandfather's furniture business, at the age of 21. It's there where he was trained in how to reupholster, touch up furniture as well as deliver to homes and projects. Katz also attended several trade shows on design, fabric, color coordination, etc., which he enjoyed.

Eventually he took over the business, and his parents who decided to leave the city, moved to Spring Valley in Rockland County, where Katz's father opened a new furniture store.

To this day, the furniture business still remains Katz's passion.

"I like the design end of it ... the fabric ... and taking care of people and servicing their needs," said Katz. He also enjoys giving advice to people buying new furniture and helping them scale it to the room where it will be placed.

Katz also takes great pride in furniture restoration. Currently he is restoring a 100-year-old chair for a client.

Following the aftermath of Hurricane Sandy, Katz, who lived on Long Island, decided to open up a design studio closer to his parents who had relocated to Rock Hill. The studio did very well.

When Charlie Barbuti Furniture Mall was having its Going Out of Business Sale in 2019, Katz visited



Where the magic happens! Reupholstering and furniture restoration are just a few of the many services offered. The pictured items will be given new life at Liberty Fine Upholstery.

the site of what is now Liberty Fine Upholstery.

Katz made an offer on the property shortly after and now he's brought his over 45 years of experi-

CONTINUED ON PAGE 8H



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The perfect place to call home! 3BR, 3BA on 17+ acres in Bethel, plenty of room to entertain family & friends. Features full finished basement, wood-stove, large deck, 2 garages + sheds. Beautiful property, Mongaup River frontage. **\$299,900**



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CONTINUED FROM PAGE 7H

ence in the furniture industry to the Sullivan Catskills.

Since it was already a furniture store, Katz said the transition was easy. The warmly inviting space is decorated with paintings from local

artist Karl LaLonde who has a gallery within the store.

Katz, who has access to every line in the industry, was recently told by

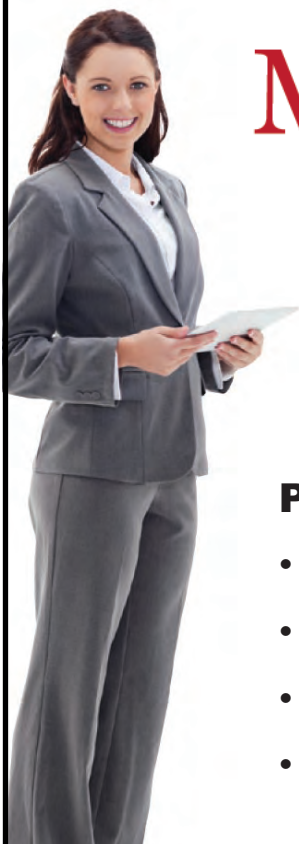
They say variety is the spice of life. From individual pieces to sets, there's something for everyone at Liberty Fine Upholstery.

Kravet Furniture that they will be opening a showroom at Liberty Fine Upholstery. It will be their only upstate showroom.

On the residential side, Liberty Fine Upholstery offers mattresses, upholstered living rooms, sofa beds, custom frames, etc. This also includes a great selection of motion furniture from sofas and loveseats to recliners. Motion Furniture is currently one of the hottest selling items in the industry.

Moreover, Liberty Fine Upholstery offers reupholstery services, furniture restoration (in-house and out), custom woodworking, in-house design services, on-site floor refinishing, and they have many raw/custom frames that can be finished to customers' liking.

Katz also finds one-of-a-kind items from office chairs to specialty tables



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Add color to your home with this piece. Also, make sure to pick Katz's brain. With decades of experience, he can help you find what you want.

at the various trade shows he attends, which customers can purchase at bargain prices.

So whatever you may need, they've got it. Also, this summer, you'll even be able to inquire about a limited supply of wedding dresses they'll have available.

In addition to fulfilling customers' residential furniture needs, Katz also has vast experience on the commercial side, which includes years of working with five-star hotels in the New York City area. To inquire about his commercial services, call 845-693-4894 or email libertyfineupholstery@gmail.com.

And finally, when it comes to Katz, his philosophy is simple: "Have enough variety so when people come in, they can get what they really want."

Liberty Fine Upholstery is open



Monday through Friday from 10 a.m. to 5 p.m. They're also open on Sunday from 11 a.m. to 2 p.m. (but appointments are recommended). You can also visit liberty-fine-upholstery.business.site for more info.

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Right: This home in Kauneonga Lake is for sale and is located in the lakefront community White Lake Homes. Below left: This stunning house features a wooden deck so you can enjoy the outdoors. Below right: A built-out basement can provide extra space for entertaining or relaxing.



Lakeside home perfect for entertaining



BY ISABEL BRAVERMAN

This three-bedroom, two-bathroom home in Kauneonga Lake has been completely renovated top to bottom to feature custom-built features such as high-vaulted ceilings, hardwood floors and new stainless steel appliances.

It's located in White Lake Homes, a natural spring-fed glacial-mountain lakefront community only two miles from Bethel Woods Center for the

Arts. The address is 85 W Shore Road.

It's listed by Barry Schwartz from Town and Country Preferred Properties for \$499,000. The spacious home is 1,900 square miles with .31 acres.

"It was gut renovated, it's in mint condition," Schwartz said. "Someone could move in on a Thursday and entertain on Friday. It's literally turnkey."

Originally built in 1969, the previ-

CONTINUED ON PAGE 12H





Contributed photos
At left: The recently renovated home features new stainless steel appliances in the kitchen.

At right: A living room with a fireplace makes it extra cozy.

Below: The spacious home is great to gather friends and family. It features three bedrooms, two bathrooms, and this luxurious dining and living space next to the kitchen with large windows and access to the deck.





HOME FEATURES

MLS: 6057505

Address: 85 W Shore Road,
Kauneonga Lake, NY 12749

Listing price: \$499,000

Square feet: 1,900

Bedrooms: 3

Bathrooms: 2

Acres: .31

Property type: Single Family

School district: Monticello

Agent: Barry Schwartz
realproperty@aol.com



CONTINUED FROM PAGE 10H

ous owner, who is a contractor, renovated both the inside and outside.

Homeowners have access to motor boating, swimming, sailing, year-round fishing and more.

Membership in the homeowner's association (HOA) includes access to the clubhouse, staffed pool, professional entertainment, concession grill for a pool patio, meals, lake-front playground, sport courts, and boat dock with slips.

Membership with annual fees in the HOA is voluntary and includes year-round trash collection. Roads and sewer system are maintained by the town.

The home has a large deck, patio

and spacious yard so you'll have plenty of room to spend time outdoors. It also includes an additional lot that can be used to build another structure or as extra yard space.

It has a lower level with a large family room with a wood burning stove, a game room and a second galley kitchen, making it perfect for the whole family.

"This is a year-round residence," Schwartz said.

He says the quality of the renovation makes this home stand out, with granite countertops, and other high-quality custom materials.

To contact Schwartz for more information about the home, email him at realproperty@aol.com or call 917-691-0999.



Clockwise from top left: The home has three bedrooms and two bathrooms, and the main bedroom opens up to the wrap-around deck.

The bathroom provides tranquility while you soak in the tub.

A game room features a billiard table and provides fun for the whole family.

Relax on the deck and take in the outdoors.

New stainless steel appliances are found throughout the home.





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STORY AND PHOTOS
BY AUTUMN SCHANIL

An intriguing history, as well as good bones and character, make a house more noteworthy, and for some, even more so when it stands tucked away on a quiet country road just a short walk from a beautiful lake.

This countryside four-bedroom home on eight acres at 43 Olsen Road in Lake Huntington was built in 1935 with incredible hardwood floors and custom woodworking, and a front porch that boasts large white pillars on stone foundations overlooking a low-lying valley pasture. With decades of memories, it's easy to imagine all the feet that have touched its grasses and the voices that have filled its spaces.

Opening the car door and stepping out onto the driveway to the side of the house, your eye comes to two separate barns that stand just behind, full of potential and possibilities. Maybe a woodworking shop, an artist's studio, a guest getaway, or a refuge for that little farm you've always wanted to start.

"The property has been in the same family for many years," stated Eagle Valley Real Estate salesperson, Cathleen Breen. "I was told the larger yellow barn to the right, which was outfitted with beds and sinks, used to be a hunter's respite where they would pay \$10 for a place to stay."

Walking into the grass and around the property you come upon a field a few steps beyond the barns, surrounded by woods and a small pond with a little stream that feeds it. An eagle flew overhead just at that moment as an unexpected surprise, before turning back to the house.

Heading towards the back porch your eye is surprised to land on a large stone

CONTINUED ON PAGE 16H





Two barns (see opposite page) stand just behind the house, with the potential to be a workshop or an artist's studio. The front porch (pictured at center) really sets the house apart with large columns and beautiful stone foundation. Also, the large back deck (pictured above) overlooks much of the eight acres of property. Said to be a later addition to the house, the large living room (see below) has plenty of windows and beautiful wooden beams giving the room a taller feel.

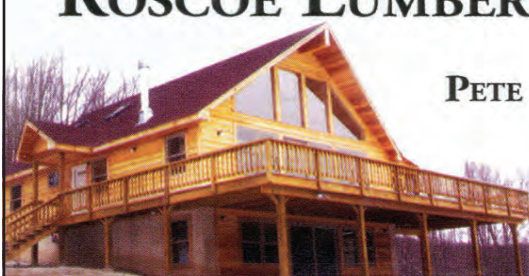


HOME FEATURES

MLS No: 6101936
Price: \$395,000
Acreage: 8 +/-
Bathrooms: 1
Bedrooms: 4
Type: Single Family, Rural Homestead
Style: Arts & Crafts
Total Square Feet: 1,680 sq ft
School: Sullivan West
Year Built: 1935
Features: Small Pond, Open and Wooded Terrain, 2 barns, front and back porch, large front windows, short walk to Lake Huntington, short drive to Callicoon, Narrowsburg and Bethel Woods
Listed By:
 Cathleen Breen
 Eagle Valley Realty
cathleen.eaglevalleyrealty@gmail.com
<https://www.eaglevalleyrealty.com>
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Tucked away on a quiet country road, this 1930s house sits on a small hill overlooking open pastures while also only being a short walk away from Lake Huntington.



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CONTINUED FROM PAGE 15H
fireplace and a few stone pillars that stand alone in the trees above the driveway.

"It's really neat isn't it?" smiled Real Estate Broker, Dawn Curreri.

"Apparently, the old fireplace and the stone pillars used to be a house that was destroyed in a fire in the 30s or the 40s," explained Breen. "It's been really fun learning about the history of the property from the seller. Sometimes, that's really what makes the house."

Following Curreri onto the back porch and through the back door into the kitchen, a different energy hits your body. A quiet peacefulness and that childlike yearning to turn your surroundings into a story as you explore every nook and cranny.

The kitchen cabinet around the sink is the original, sturdy metal one-piece with drawers and plenty of storage. A large wooden hutch stands tall from the floor almost to the ceiling where their best plates and utensils were stored. Beyond that, a hallway that leads to the front room just off the porch with beautiful

CONTINUED ON PAGE 18H



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The upstairs bathroom (on far left) has an original claw-foot tub. Also, the original wooden stair-case (at right) leads to the four bedrooms and full bath of the home.



CONTINUED FROM PAGE 17H

ful floors and large windows.

"The floors are the original hardwood floors," said Curreri, "and it's not too often you find that in homes anymore."

Running your fingers along the heavy wood railing, you head upstairs to four large, bright bedrooms and a quaint little bathroom with an original claw-foot tub and standing shower that overlooks the back-yard.

CONTINUED ON PAGE 20H

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Original hardwood floors and craftsman woodwork give classic character to the front rooms and entrance.

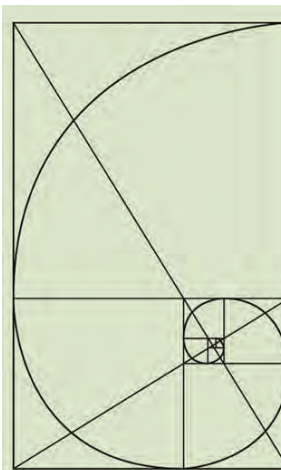
CONTINUED FROM PAGE 18H

The small bedroom to the left could be an exercise room, a child's playroom, an office, or a reading sanctuary with shelves from floor to ceiling lined in all of your favorite books and a comfy nook in the corner just under the window.

"This house is really special," said Curreri. "It needs someone to put

their love into it. Someone with imagination who sees the potential of what it could be."

To see the property or for more information you can get in touch with Dawn Curreri by emailing dawn.eaglevalleyrealty@gmail.com or Cathleen Breen at cathleen.eaglevalleyrealty@gmail.com, calling 845-252-3085, or visiting their website www.eaglevalleyrealty.com



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BY PATRICIO ROBAYO

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Situated on three acres is this fantastic waterfront home where you can make your peace, love, and music.

“[This] amazing waterfront house on 3.26 acres has it all,” said Ronny Murphy, Licensed Real Estate Broker with Woodstock Way Realty, LLC.

The 3,345 square foot three-bedroom, four-bath home located on Pucky Huddle Road has an open concept layout and features cathedral ceilings in the living room. To keep you and your loved ones nice and warm throughout the winter season, the home features a wood stove. The home, built in 2005, also features propane forced air heat if you don't feel like lighting the wood stove on those cold mornings.

The home features a large dining room with a modern kitchen. You can sit in the kitchen and rest your coffee on the island as you gaze out to the water outside your window. As the birds sing and fly around outside in the mornings, you can take out your binoculars and try your best to identify them.

There is a spacious en-suite primary bedroom that has soaring ceilings with a walk-in closet. The bathroom is tiled with a large soaking tub that is perfect after a long day at work and also has a separate shower.

The upper floor has a second large bedroom. There are hardwood floors and tile throughout the main living areas.

There is an additional third bedroom on the first floor.

Did you ever wish there was an indoor heated pool with a waterfall and a hot tub that you can

CONTINUED ON PAGE 25H

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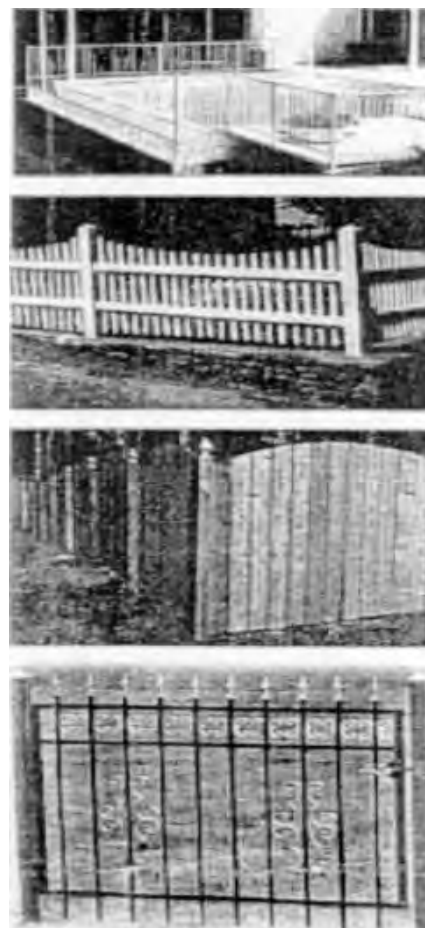


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Contributed photos
This charming home, with its colorful interior is the perfect place to unwind after a long day or week of work. Once you're rejuvenated, head outside where fishing and outdoor recreational opportunities abound.

CONTINUED FROM PAGE 23H

enjoy year-round? Well, those dreams can be fulfilled with this home as your oasis awaits you.

You also can watch the local wildlife from the screened in porch, or you can enjoy the sunrise from one of the private decks that have retractable awnings.

On the lower level, there are large finished areas with

slides that lead to a lakeside gazebo.

"Fish, swim, and boat on your own wildlife preserve or hike through state lands nearby," said Murphy.

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For more information, contact Murphy at (845) 866-1950 or (845) 250-4200.

HOME FEATURES

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Bethel, NY 12720, Bethel

MLS#: 6100265

List Price: \$749,000

Property Type: Single Family

Sub Type: Detached

Style: Contemporary

Post Office: Bethel

City/Town: Bethel

Zip Code: 12720

Bedrooms: 3

Baths Total: 4

Rooms: 8

Sq Ft: 3,345

Year Built: 2005

Acres: 3.260

School District: Sullivan West



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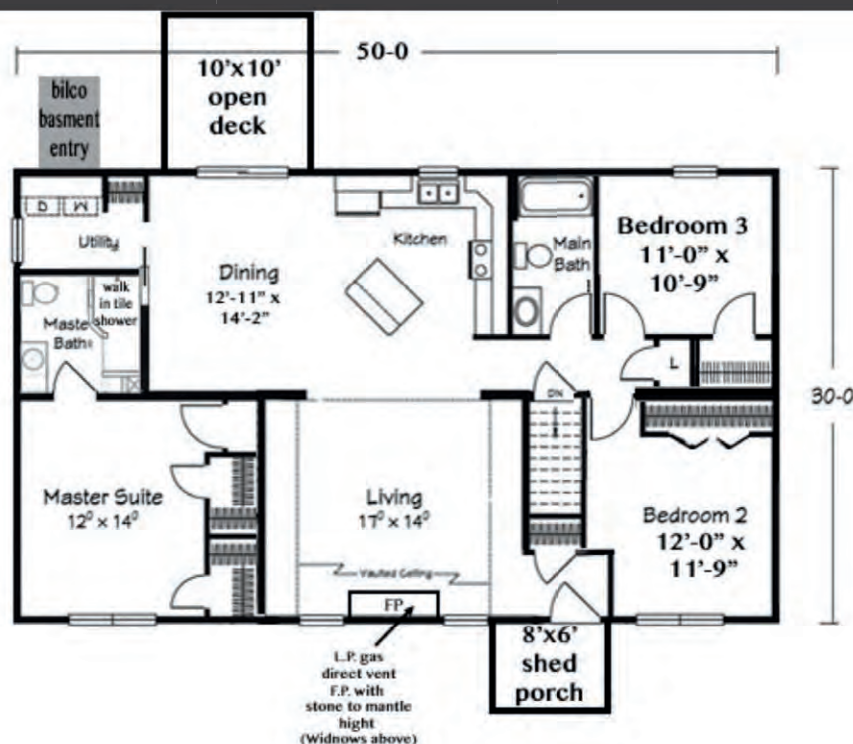
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