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Sullivan County  
Democrat  
publication  
SEPTEMBER 2021

PRICELESS

# Home in the country



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# Recent Home Sales



**1.**  
MLS  
6108462  
Thompson  
Township  
Ranch

2 BR / 2 BA  
Acres: .03  
Sold For: \$102,000  
Property Tax: \$1958.00  
Square Footage: 1030  
Built: 1985


Listed By: Alan R. Wieder,  
One Stop Relocation NY  
LLC  
Sold By: Cara Rieber,  
Rieber Realty Inc



**2.**  
MLS  
6087200  
Mamakating  
Township  
Log

3 BR / 2 BA  
Acres: 2.4  
Sold For: \$270,000  
Property Tax: \$8013.00  
Square Footage: 1164  
Built: 2004

Listed By: Rose Siano,  
Howard Hanna Rand  
Realty  
Sold By: Jacqueline  
Leventoff, Catskills Buyer  
Agency



**3.**  
MLS  
6069946  
Liberty  
Township  
Chalet

Acres: 3.14  
Sold For: \$400,000  
Property Tax: \$8002.00  
Square Footage: 2240  
Built: 2016

Listed By: Ryan D.  
Edwards, Carole Edwards  
Realty



**4.**  
MLS  
6108733  
Thompson  
Township  
Raised Ranch

4 BR / 2 BA  
Acres: .25  
Sold For: \$469,000  
Property Tax: \$7775  
Square Footage: 2268  
Built: 1985

Listed By: Myrna  
Ginsberg, Myrna Ginsberg-  
Gager, Pennywise  
Properties



**5.**  
MLS  
609171  
Liberty  
Township  
Contemporary

Acres: 7.27  
Sold For: \$525,000  
Property Tax: 784 (land  
only)  
Square Footage: 1400  
Built: 1900

Listed By: Megan-Kinealy-  
Hill, Country House Realty  
Inc.  
Sold By: Jared Gluckstern,  
Country House Realty Inc,



**6.**  
MLS  
4961712  
Yulan  
Township  
Contemporary

4 BR / 4 BA  
Acres: 2.90  
Sold For: \$700,500  
Property Tax: \$9919  
Square Footage: 3420  
Built: 2003

Listed By: Dawn Payne  
Sold By: David Luczynski,  
Resort Realty



**7.**  
MLS  
6064649  
Neversink  
Township  
Log, Two  
Story

Acres: 61.22  
Sold For: \$999,950  
Property Tax: \$8505  
Square Footage: 3100  
Built: 1968


Listed By: Lynn Orr-  
Fancher, BHHS Peters  
Realty



**8.**  
MLS  
4839642  
Bethel  
Township  
Estate  
Contemporary

5 BR / 6 BA  
Acres: 5.21  
Sold For: \$1,300,000  
Property Tax: \$28,091  
Square Footage: 4277  
Built: 2004

Listed By: Christine Vande  
Vrede, Chapin Sotherby's  
International Realty  
Sold By: Jonathan L.  
Sunshine, The Sunshine  
Group Realty Group




**Circa-1800's farmhouse.** This 3 BR/1 bath home has modern updates, but the original wide-plank floors and claw-foot tub remain. Forced hot air furnace and a woodstove. Updates include septic, windows, heating, electric service. Sits on 2 bucolic acres w/views of the surrounding mountainside, has a nice yard and raised bed gardens close to the house. 2-car garage w/electric and space above. Easy drive to the Delaware River for fishing/kayaking. 12 min to Callicoon, NY or 20 min to Honesdale PA. for shopping and eateries. Bethel Woods Center for the Arts is 20 min SE.

**\$749,000** MLS # 6136141  
*Elegant contemporary farmhouse*, just minutes from Callicoon, has spectacular long-range views and complete privacy. Large windows. The stunning views of the Delaware River. An open floor. Brazilian cherry floors gleam. Glass doors to the deck on both upper and lower levels give easy access to the outdoors. High-speed cable allows working from home. A detached 2-garage keeps cars clean and clear of snow. Access is by a private dead-end road shared by five other homeowners, so it is private and quiet.

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# Home is hearthside

BY CAROL MONTANA

Is there anything that says home comfort like a hearth or fireplace? Just think of a blustery winter day, you're sitting in front of a cozy fire, on a comfy couch with your favorite book, a cup of hot chocolate or tea, and near a cuddly family pet.

Fairview Hearthside Distributors in Poughkeepsie has been creating those kinds of scenes for nearly a century. Founded in 1929 as a small manufacturer of concrete blocks and chimneys under the name Fairview Block and Supply Corp, the company expanded shortly thereafter, creating product lines for masons to construct fireplaces.

Moving forward to 1982, and realizing that the number of masons was dwindling, the company introduced a pre-engineered fireplace system for

local construction firms. When the business began to make hearth products exclusively, the name was changed to Fairview Majestic Fireplace Com-

pany, and the customer base grew to service the mid- and lower Hudson Valley and Fairfield County in CT. Today's market finds Fairview Hearthside Distributors with an increased line of products from manufacturers like Heat & Glo, Heatilator, Montigo, Town & Country, Napoleon, Majestic, Warming Trends, European Home, Woodbridge, Valor and R.H. Peterson, among others on display in their recently renovated showroom.

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### A wealth of products

Fairview Hearthside offers a range of products including wood and gas fireplaces, remote controls, fireplace surrounds of granite, slate and marble, fireplace doors,

and wood or cast stone mantels.

Additionally, with the trend toward outdoor liv-

CONTINUED ON PAGE 6H



CONTRIBUTED PHOTOS

This Heat & Glo Foundation Pier 6 gas burning fireplace radiates elegance as well as warmth for your living areas.

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CONTINUED FROM PAGE 5H

ing, Fairview can build you an exterior fireplace, fire pit or their newest product - an artisanal fire bowl.

### Experienced and fully insured

Fairview's staff are specialists in design, sales and installation. From concept, to draft, to final install, your wishes are handled with professionalism, cleanliness and safety. And just one phone call will bring certified technicians and experts for periodic maintenance and / or service.

### Completed or new construction

Whether you're hiring a contractor, building your own home, or are a developer with a new project, Fairview prides itself on specialization. As a member of The Hudson Valley Builders Association and The Building and Realty Institute of Westchester, the New Construction and Builder Division of Fairview Hearthsides Distributors is your full-service supplier with a large inventory to meet your needs. They are experts in model home programs and offer volume dis-



Want a gas burning fireplace, but don't want the logs? Try these unique and innovative European Home Gas Burning Stones.

counts for builders and developers.

### State-of-the-art products

Ever the innovators, Fairview Hearthsides is now designing and manufacturing their own fire bowls. As unique as they are beautiful, fire bowls are made with custom precast concrete molds with a small amount of graphene, which

improves hardening and therefore durability and water resistance.

Perfect for homes and commercial establishments that do not have gas lines, the fire bowls can be sold as complete systems with an enclosed tank for either liquid propane or natural gas. They utilize the Warming Trends CROSSFIRE 60,000 BTU burner, made of corrosion resistant brass. The burner will not rust and comes with a lifetime warranty.

### A bounty of information

There are so many products available at Fairview Hearthsides Distributors that it's impossible to list everything.

But you can see and learn more at their bountiful web-

site: [www.fairviewhearthsides.com](http://www.fairviewhearthsides.com), or their stunning showroom at 68 Violet Avenue, Poughkeepsie.

You can also give them a call at 452-8444 or write to [info@fairviewhearthsides.com](mailto:info@fairviewhearthsides.com).

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**GATED COMMUNITY - SEMI LAKEVIEW**

3 Bed/2 Bath Ranch in the desirable community of Oxford Estates. This home has a master bedroom, eat-in kitchen, full walk-out heated basement (additional 1,144 sq. ft.), garage, laundry room with W/D, wood burning stove, shed, wrap-around deck, plenty of privacy and storage space. Lake Rights/New Roof/Low taxes. **\$325,000**



**LOG CABIN IN JEFFERSONVILLE, NY**

2940 sq. ft. log cabin (plus 1440 extra sq. ft. ) on 3 acres waiting for your finishing touches. 3bed/3 bath with framed out basement (radiant heated floors) and large walk up loft. Mountain views, privacy. (Home needs a deck built). **\$399,000**



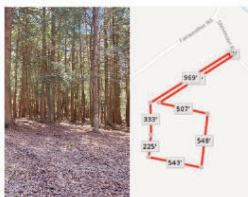
**275 ACRES PLUS RANCH IN WOODBOURNE, NY**

3 Bed/3 Bathroom Ranch on 275 acres with 3,300 ft. of road frontage on Route 42. This property would make a great family compound and is an outdoor enthusiast's dream. Perfect for hunting, hiking, ATV's and more!. The Ranch style home is on 2 acres with an additional 2 parcels totaling 275 acres. 3 bedrooms (one Master) and 3 full bathrooms, a full, finished, walk-out basement and large back deck, great for entertaining. Enjoy views of wildlife from the enclosed porch/sunroom. **\$999,999**



**ACREAGE IN BETHEL, NY**

This lovely 8.1 acre lot in the desirable Town of Bethel is perfect to build your dream home. Create a 900+ ft. driveway that opens up to a squared off, 8 acres of private, cleared and wooded property. There is a nice variety of Hemlock, Cherry, Maple and White Pine trees and a brook that meanders through the property. **\$65,000**



**LAKE COMMUNITY CABIN IN BETHEL, NY**

2 Bedroom/1.5 Bathroom Cabin located on a quiet road in the desirable lake community of Smallwood. Located on a corner and has lots of privacy and spacious rooms. Low Taxes. **\$124,888**



**MILLION DOLLAR VIEW--COCHECTON, NY**

Build your dream home on this pristine, park-like 4.67 acres of land overlooking the Delaware River with beautiful mountain views. Land is cleared and ready to build. Electric, well, septic, generator hookup and more on site. Beautiful stone walls along property line. **\$299,000**



**147+ ACRES IN PARKSVILLE, NY**

Build your dream home or family compound on 147.74 acres of beautiful land abundant with wildlife in Parksville, NY. Lush level and rolling trails throughout, perfect for hiking or riding ATV's. A Mobile home approximately 700 Sq. Ft., 2 car garage and wood shed sits on approximately 3 acres of cleared land perfect for gardening and/or a small farm. Many cherry trees on this property with future timber value. Less than 2 hours from NYC. **\$499,900**



**CLEARED LOT IN BETHEL, NY**

1.05 acre cleared lot. Close to Lake Superior, White Lake, Bethel Woods (Original Woodstock Festival Site) Restaurants, Convenient stores, Gas, Catskill Resorts Casino, Kartrite Water Park and Yo1 Spa. **\$23,000**



**RANCH IN LAKE COMMUNITY — SMALLWOOD, NY**

2 Bedroom/1 Bath Ranch located in the desirable lake community of Smallwood, NY. Located on a corner lot with an additional 3 lots of land included directly across the road. This home has a sunroom, deck, an attached and unattached garage and walkup attic that can be used as a bedroom or office space. **\$129,000**



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# Expert legal help with real estate

BY  
JOSEPH ABRAHAM

**L**awyers, especially in smaller communities, are often a jack of all trades. That certainly goes for John Theadore, whose law office is located on Lower Main Street in Callicoon.

Theadore handles criminal, family and matrimonial cases, helps with the formation of LLCs, estate planning, and real estate.

Speaking of the latter, since the start of the COVID-19 pandemic, there's been a ton of activity on the real estate side.

"People are more interested in buying property than suing their neighbor," Theadore jokes.

On the buyer side, Theadore assists with reviewing the contract, coordinating with the title company, surveyor and working with the seller's attorney. He can also help sellers of a home with the drafting of the contract, getting the necessary documentation in order, transferring of the deed, paying off

their existing mortgage, etc.

Theadore can also help with transferring deeds between family members, or helping clients deal with foreclosure.

When asked about misconceptions in the real estate process, Theadore mentioned the time it takes for it to be completed.

"You hear a lot from people buying property in other states - 'hey I closed in 30 days. What a simple transaction,'" said Theadore, "but in New York and in our area, it can take longer as you don't know what will come up."

For example, Theadore explained that sometimes when a title report comes in during the vetting process, he discovers issues with an old mortgage or lien that haven't been cleared up.

"We go through and see if there's a clear title," said Theadore, "and that clients are getting the full value of the property." "Attorneys

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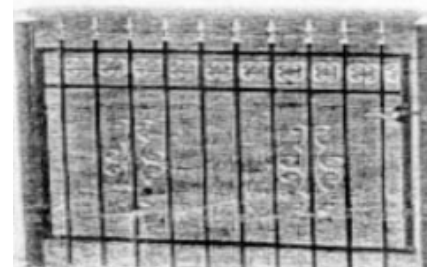
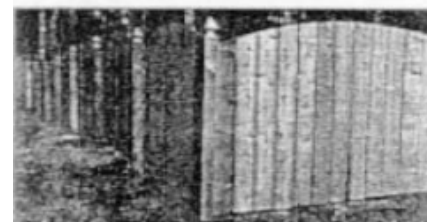
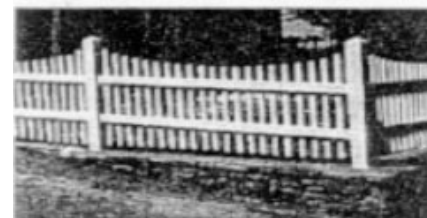
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CONTRIBUTED PHOTO  
John Theodore's office is located on Lower Main Street in Callicoon.

do the work to see that these issues are cleared prior to closing." Theodore said other common issues are that people often underestimate the amount of money they need for closing costs, and the work banks do when they are deciding whether or not to provide them with a mortgage. It's not just the person you interact with at the bank who is doing the legwork, Theodore explained, they also have people working behind the scenes determining if their interests are protected on the particular transaction. Buying or selling a home can be a

rewarding process, with plenty of excitement. However, the process can be a bit daunting if you don't have the right person in your corner, and Theodore is here to help. "The best thing is when someone buys a home, and it's going to be their primary residence, and they're done with everything and get the keys," said Theodore. "When you get that type of outcome everyone [the buyer and seller] leaves happy." To learn more about Theodore's practice, call 845-887-1855 or visit [www.jtheadorelaw.com](http://www.jtheadorelaw.com).

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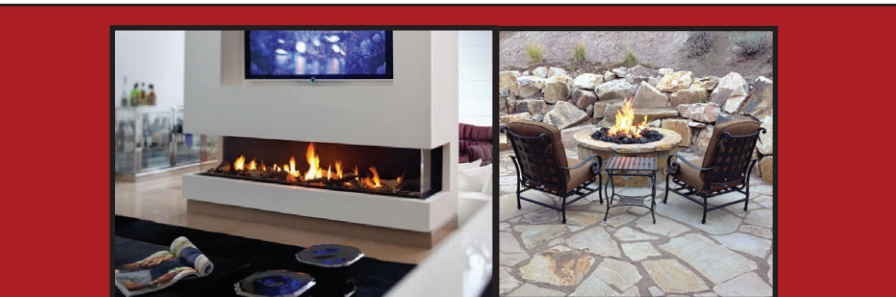

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# Did you know....?

**W**hen remodeling a home with the ultimate goal of making it more attractive to

prospective buyers, homeowners can benefit from taking stock of current trends, including the style of home that's most popular. According to a 2020 Homes.com

survey of more than 5,000 adults across the United States, modern farmhouse is the most favored house style. The survey asked participants to choose from a selection of styles, including mid-century modern ranch, Spanish colonial/southwest, bohemian craftsman, Italianate, French chateau, and Tudor. The modern farmhouse style was the most popular choice in 42 of the 50 states, proving that home style preference is not beholden to geography. Respondents gave a host of reasons for favoring the modern farmhouse look, including that the style is "aesthetically appealing but not boring" and that it looks "simple, cozy, and not too busy."



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**112 Caskey Road,  
Glen Spey, NY 12737  
\$799,000**

Family homestead on 8 acres with large poll barn, shed, large rocking chair porch, outdoor entertainment area with pool, and much more! 4 bedrooms, 2.5 bathrooms, 2,600 square feet.



**85 Merriewold Road,  
Forestburgh, NY 12777  
\$899,000**

La Folie, the first true Merriewold Club home. Victorian style with modern updates. Large wraparound porch, gourmet kitchen, hardwood floors, gorgeous winding staircase, herb gardens, and more backed by a babbling brook. 6 bedrooms, 2.5 bathrooms. Private club.



**26 Lake Drive, Highland Lake, NY 12743  
\$799,000**

Easy-living lakefront home with 2 additional lakefront buildings lots for an additional \$299,000 each on prestigious, private Lake De-Venoge. 100 ft of lake frontage, 3 season sun porch, park like grounds, large kitchen, 2 master suites, sauna, and much more! 3 bedrooms, 2.5 bathrooms. Low dues!

**66 Beaver  
Brook Road,  
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\$299,000**

Modern Thoreau Lakefront Home. Micro home on 9.6 acres with shed with electric, large garage, kayaks, paved driveway, large deck, outdoor shower, and so much more!

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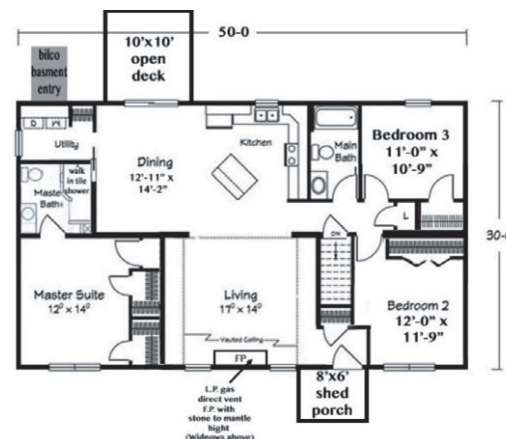
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# Soar like an eagle from this Callicoon farmhouse

BY PATRICIO ROBAYO

Usually, when you see an eagle fly, they are soaring high above you. But at this farmhouse on Froehlich Drive, you will be able to look down upon them.

This home is located just minutes from Callicoon; this three-bedroom contemporary farmhouse offers breathtaking views of the Delaware River along with the large windows inside the house that capture and bring in the natural light.

It's all in the details for this farmhouse, from the Brazilian Cherry floors to the glass doors on the upper and lower decks.

Whether enjoying a weekend with friends and family, this 2,272-square foot home will leave plenty of room for everyone to enjoy.

Privacy is key at this home that sits on seven acres. Located on a dead-end road that is shared with only five other homes, you can either park in the two-car detached garage or just park right in front. One thing is for sure; it will be quiet.

With an open floor plan, you, your friends, and your family will have plenty of space to move around and flow from room-to-room. This includes the kitchen, which features a kitchen island and double sink.

Waking up on Sunday morning, grabbing your coffee or tea, sit by the window in the kitchen, and watch the mist from the Delaware River as the sun rises and greets the day.

CONTINUED ON PAGE 16H



Top left to right: Peace and quiet are what is in store for you when you step outside onto either of the home's decks. From them, you'll see a beautiful glimpse of the storied Delaware River. Make sure exploring the outdoors is on your agenda. Take a walk and experience nature's bounty on the property's 7.2 acres.



CONTINUED FROM PAGE 14H

You can quickly move into the living room and the dining room area as you leave the kitchen.

Kick up your feet and finally catch up on your Netflix shows or eventually, win that board game with friends and family in your spacious yet cozy living room.

While the home is beautiful, nothing can beat the wonder of nature you can access from either house level with your deck. Open the glass doors and take in the view.

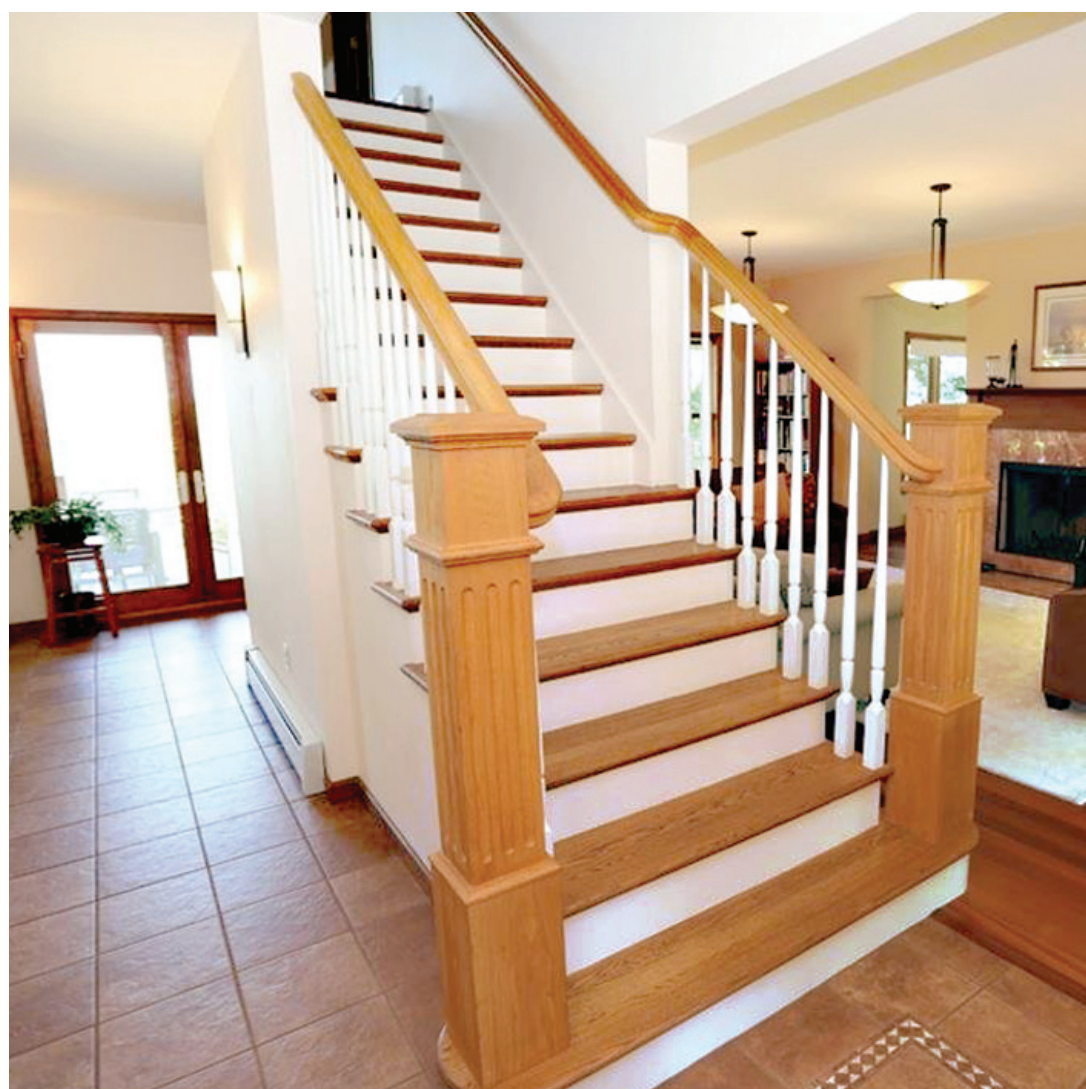
Open the glass door, feel the spring brisk morning breeze greet you or the frost from your breath. Either way, you are connected with what is around you.

Have a seat on your deck at the upper level and watch the setting sun's gleam off the Delaware River.

This property can also be an ideal location for your home office or remote working site with high-speed internet; you can answer your emails on the deck as you sip your coffee.

Book that meeting, answer those calls, and don't forget to unmute all from the comfort of your home where the eagles fly.

For more info, contact listing agent Joe Freda at 845-887-5640 or email him at [joe@fredarealty.com](mailto:joe@fredarealty.com).



The spacious yet cozy living room (pictured above) is the perfect spot to catch up with family and friends over a glass of wine.

The classically designed staircase leading up to the second floor, is sturdy, strong, and ready for a lifetime of use.

## HOME FEATURES

**Listing price:** \$749,000

**MLS Number:** 6136141

**Square feet:** 2,272

**Bedrooms:** 3

**Bathrooms:** 2.5

**Lot Size:** 7.2 acres

**Year Built:** 2006

**Type:** Single Family Home

**Street Address:** 116 Froehlich Drive, Callicoon, NY.

**School District:** Sullivan West



The kitchen (at left) is spacious with an open floor plan with room to entertain, cook, or just catch up on your favorite novel. No matter the occasion, you can have the start of something great for your next food adventure.

If you are hosting a large party, escort them into the lovely dining room (see below).

After a successful day with family and friends, hit the hay in one of the home's three bedrooms (bottom left).



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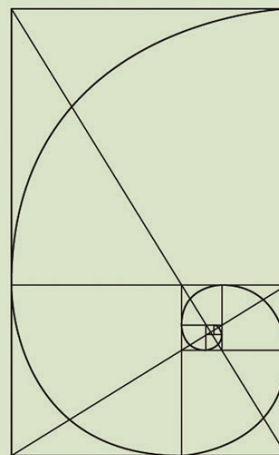
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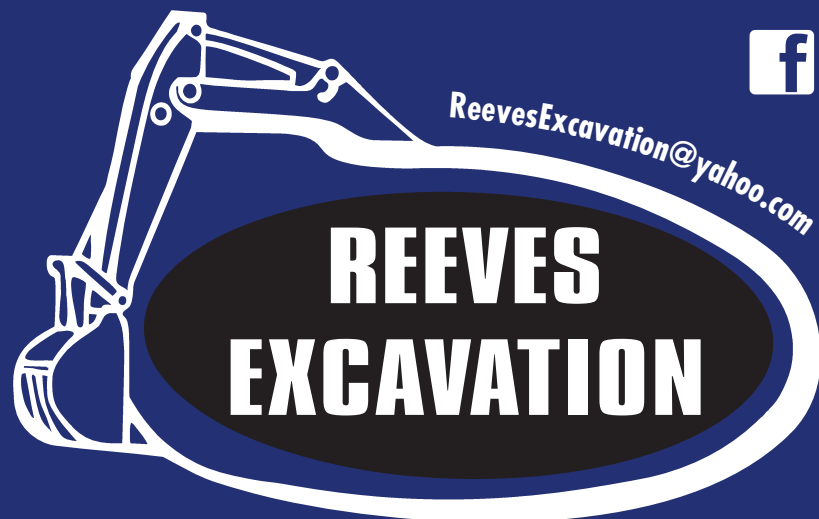


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# Find your own Shangri-La on a lakefront

BY KATHY DALEY

**T**his striking home and its awe-inspiring setting are beyond charming. Strolling down to a pristine lake fed by underground springs. Waking up to the first golden rays of the sun on the water. Cozying up in a hammock with a good book or in an armchair by the fireplace.

"It's magical," says Realtor Dawn Payne of The Payne Team Real Estate in Barryville. "The sellers put heart and soul into the home. You feel it when you get there."

This detached style waterfront ranch lies in the Lake DeVenoge private com-

munity, a stunning home about 100 feet from the lake itself. Located just outside Eldred, the 112-acre Lake DeVenoge is fed by underground springs, supporting bountiful populations of trout and bass. Bald eagles nest at the far end of the lake. Motor boats are not permitted.

The Lake DeVenoge area was settled in the early 1900s by a wealthy French family of that name. They built a golf course around the lake that closed after World War II. The community is now about 75 percent second homebuyers. But a friendly full-time cohort of homeowners remains all winter.

Take Dawn Payne, for example. She and

her husband Bill bought a home on Lake DeVenoge some 15 years ago, and they still thrill to the year-round beauty of the locale.

"The community is special," said Dawn. "For example, in winter, a longtime homeowner gets out his plow and creates a skating rink on the lake for the kids."

The DeVenoge house for sale at 26 Lake Drive is a seven-room detached style ranch. The owners wish to start traveling and decided to say goodbye to their dream home.

Now, someone else can find their own Shangri-la right here.

CONTINUED ON PAGE 23H



This gorgeous home is located in the Lake DeVenoge private community. It can be either the perfect escape from the hustle and bustle of the city or a peaceful year round home. Take a closer look at the lake, which is approximately 100 feet from the home. The backyard (pictured below) is the perfect place for an outdoor BBQ and picnic. It's also a great place for the kids or pets to roam around and let their creativity run wild. It's also a great place for a quieter adventure, such as getting comfortable with a good book as you listen to the water and birds around you. Lake species include trout and bass, and bald eagles nest at its far end.



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Very well maintained ranch home in lake community with pool. House features 3 bedrooms, 2 full baths, main suite, open floor plan, with vaulted ceilings, skylight in kitchen, and newer vinyl plank flooring. Two additional bedrooms, second full bath and laundry room. Sliding doors open out to back deck with retractable awning. Recent architectural shingled roof, vinyl sided make maintenance low. Most furniture included. This home is in a lake community. No HOA fees, only a VOLUNTARY annual membership fee of \$425.00 to enjoy the community pool and lake. MLS # 6112974

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CONTINUED FROM PAGE 21H

Elaborates Payne: “The house is a ranch with guest quarters, L-shaped. It’s set up for easy entertaining with a large eat-in kitchen, formal dining room and spacious living room.”

The living room boasts skylights that open for lake breezes and glimpses of the night sky. Two master bedroom suites invite relaxation, one with a private entrance, sitting area, bath and small kitchen. The second

master bedroom includes a half bath. Another bathroom is found off the hallway and a third on the lower level of the house. That level includes an office, storage area, and a sauna in the bath.

Still, it’s likely that the enclosed wraparound sun-porch facing the lake draws the most oohs and ahhs from anyone fortunate enough to get

CONTINUED ON PAGE 24H



Contributed photos  
The interior of the home is nicely designed with a good flow from room to room and the windows fill the home with natural light and scenic views.



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a peek of this fantastic home.

Of course, add-ons are significant too. A wood stove supplements both electric and propane heat along with a pellet stove in the living room.

“A whole-house generator offers peace of mind should the electricity

go out,” adds Payne, noting that a water filtrations system offers pure drinking water in the home.

Then there’s the carriage house-style two car garage with a huge attic above. A stone walkway welcomes owners and guests to stroll to the lake

– a pristine body of water that is sandy bottomed and wonderful for swimming, kayaking or fishing.

Payne delights in showing this beautiful home and property.

“You will not find a better place this side of heaven,” she said.



## HOME FEATURES

**MLS:** 6106579  
**City/Town:** Highland  
**School District:** Eldred  
**Water Access:** Yes  
**Prop Type:** Single Family  
**Bedrooms:** 3  
**Baths Full/Half:** 3 - 1  
**Fireplaces:** 1  
**Total Rooms Finished:** 7  
**Total Sq. Ft:** 1,950  
**Acres:** 3.1  
**Yr Blt:** 1978  
**Basement:** Full, Partially Finished

**Amenities:**  
 1st Fl Master Bedroom,  
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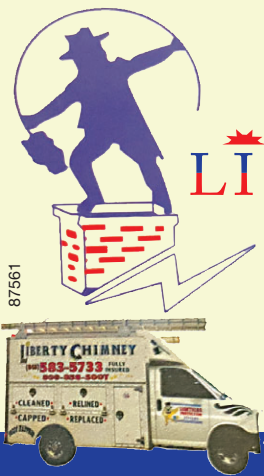


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