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OCTOBER 2021

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- Screened-in porch
- Large wrap-around deck
- Roof is one year old

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- Energy efficient + generator

Listing #39210 Offered at: \$375,000



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Listing #39458 Offered at: \$725,000



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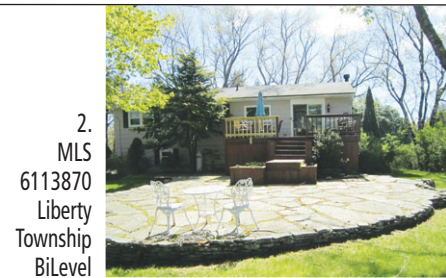
# Recent Home Sales



1.  
MLS  
6088447  
Rockland  
Township  
Ranch

3 BR / 2 BA  
Acres: 1.67  
Sold For: \$165,000  
Property Tax: \$7,100  
Square Footage: 1750  
Built: 1960

Listed By: Lynn Orr-Fancher,  
BHHS Peters Realty  
Sold By: Etta Barbanti,  
The Barbanti Group



2.  
MLS  
6113870  
Liberty  
Township  
BiLevel

3 BR / 3 BA  
Acres: 1.4  
Sold For: \$299,000  
Property Tax: \$4,148  
Square Footage: 1825  
Built: 2004

Listed By: Marilyn Block,  
C21 Country Realty  
Sold By: Jean Dermer,  
The Barbanti Group



3.  
MLS  
6115734  
Thompson  
Township  
Ranch Arts  
and Crafts

2 BR / 2 BA  
Acres: 1.97  
Sold For: \$250,000  
Property Tax: \$5,018  
Square Footage: 1040  
Built: 1960

Listed By: Angela Joyce  
Rein, Common Ground  
Real Estate LLC  
Sold By: Non Board  
Member



4.  
MLS 6103479  
Mamakating  
Township  
Cape Cod

3 BR / 3 BA  
Acres: .60  
Sold For: \$269,900  
Property Tax: \$6,502  
Square Footage: 2156  
Built: 2007

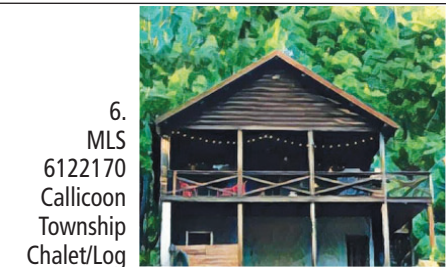
Listed By: Non Board  
Member  
Sold By: Dulce M Ferrera,  
Keller Williams Hudson  
Valley



5.  
MLS 6096702  
Cochecton  
Township  
Farm House

6 BR / 5 BA  
Acres: .09  
Sold For: \$315,000  
Property Tax: \$6,300  
Square Footage: 3650  
Built: 1901

Listed By: Irene Nicholai,  
Sold By: Kassie E. Carlson,  
RM Farm Real Estate,



6.  
MLS  
6122170  
Callicoon  
Township  
Chalet/Log

2 BR / 2 BA  
Acres: 3.30  
Sold For: \$420,000  
Property Tax: \$5,081  
Square Footage: 1135  
Built: 1989

Listed By: Carole A  
Barotti, Elliot &  
Pomeroy Inc.  
Sold By: Carol A. Barotti,  
Elliot & Pomeroy



7.  
MLS  
6115879  
Callicoon  
Township  
Contem-  
porary,  
Farmhouse

3 BR / 3 BA  
Acres: 5.41  
Sold For: \$573,000  
Property Tax: \$10,449  
Square Footage: 1880  
Built: 2018

Listed By: Heather C  
Quaintance, Country  
House Realty  
Sold By: Cathleen Breen,  
Eagle Valley Realty



8.  
MLS 6124922  
Fremont  
Township  
Estate  
Contemporary

3 BR / 2 BA  
Acres: .46  
Sold For: \$531,000  
Property Tax: \$6,228  
Square Footage: 1790  
Built: 1990

Listed By: Deborah M.  
Gorenflo, Timberland  
Properties  
Sold By: Non Board  
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# Consider community solar

BY CAT SCOTT

CUSTOMER SUPPORT MANAGER AT DELAWARE RIVER SOLAR

**O**ur modern world needs new and sustainable sources of energy and one of those sources is an ancient one, the sun. Early civilizations revered and some worshiped the sun as an omnipotent being. Some civilizations built great monuments to celebrate the sun. Today companies like Delaware River Solar (DRS) build solar farms to harness its incredible power.

Each and every day the sun provides us with good, clean, renewable energy. Light from the sun travels the unimaginable distance of 90 million miles to the sur-

face of the Earth in just over 8 minutes. Within one hour the sun provides Earth with enough energy for a full year's worth of power. Imagine that. In just one hour, the sun provides a year's worth of energy for the entire world.

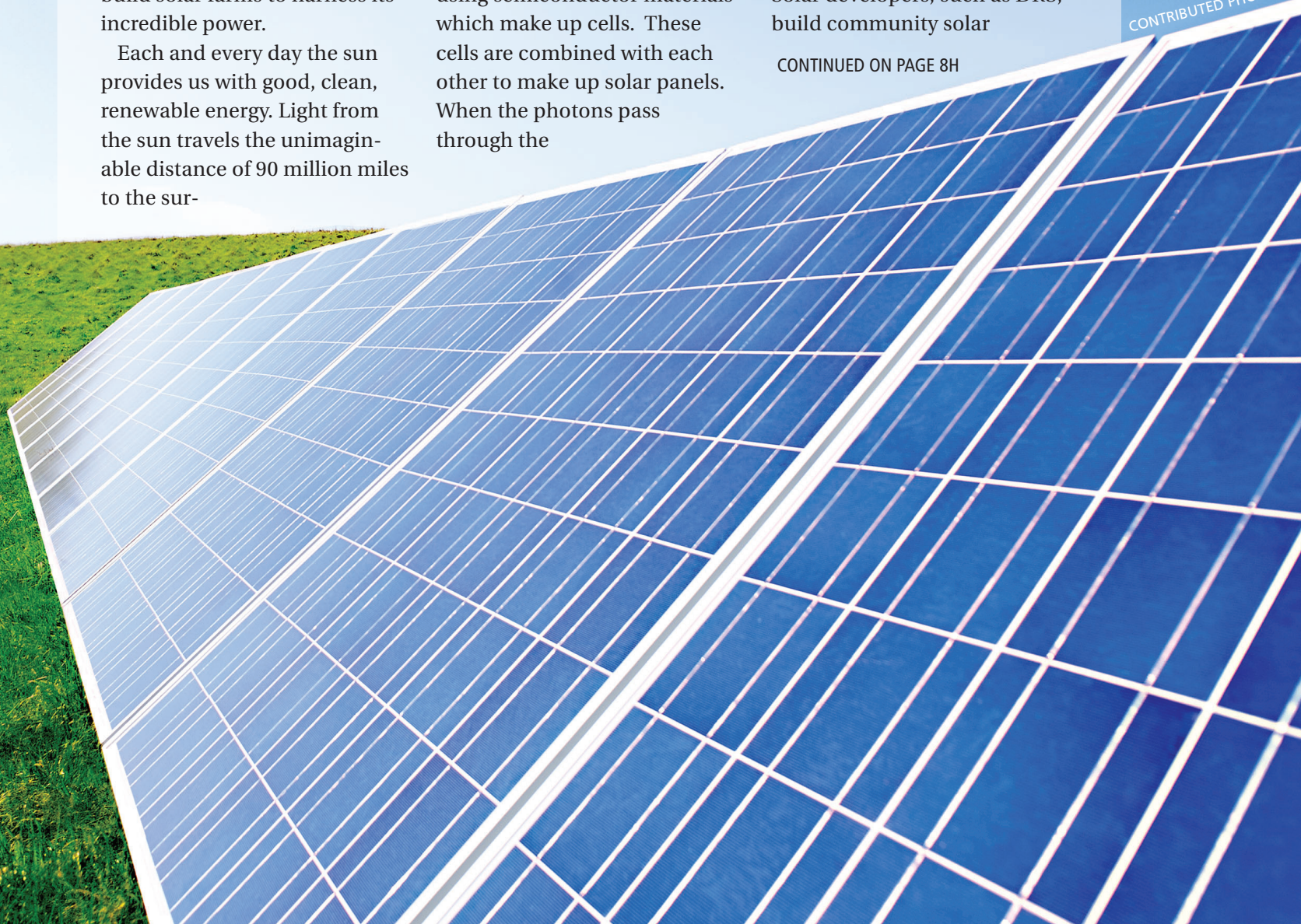
The sun shines, but how does that translate into consumable energy? Photovoltaic technology converts light into electricity using semiconductor materials which make up cells. These cells are combined with each other to make up solar panels. When the photons pass through the

cells, they are converted into electrons. Sunlight is harnessed into a usable form of energy and fed directly into the local energy grid for consumption.

Solar energy is one of the fastest growing industries today, and community solar is part of that revolution. Community solar is one of the easiest, cheapest, and most inclusive ways to access solar energy. Solar developers, such as DRS, build community solar

CONTINUED ON PAGE 8H

CONTRIBUTED PHOTOS



CONTINUED FROM PAGE 7H

farms that produce good, clean solar energy that local utility customers can subscribe to at a discounted rate.

Community solar exists and is thriving thanks to the community itself. Delaware River Solar works with local landowners, governments, organizations, and residents to responsibly and effectively build solar projects that benefit the community.

Often those landowners are farmers looking for passive income that will preserve their land. Each solar farm is constructed to be as sustainable as possible with much thought to preserving future use of the land. DRS also uses sheep on several farms to maintain vegetation and several farms are home to bee colonies.

Community solar allows almost anyone with a utility bill

to participate. In the past, solar was installed on roofs or land of homeowners leaving renters, low income residents, and small businesses out. Community solar provides an opportunity for renters, and small businesses as well as others to participate.

Delaware River Solar's mission is to expand solar energy to those that cannot or prefer not to host solar on their own property and to contribute to the state's bold energy and climate goals. New York State hopes to provide 50 percent of the state's energy needs with renewables by 2030.

DRS has 29 solar farms currently operating in New York State with 12 solar farms here in Sullivan County. Each solar farm can serve anywhere from 300 to 1,000 customers and helps reduce carbon emissions by millions of pounds per year.

The average household can reduce their carbon footprint by thousands of pounds per year by simply subscribing to a community solar farm.

New technologies have allowed us to partner with ancient resources to develop a brighter and cleaner future. Community solar is a simple way to become part of the solution and it'll help you save a few bucks while doing it.

Delaware River Solar develops, builds, and operates community solar projects throughout New York State. They provide service to customers in NYSEG, Central Hudson, Orange & Rockland, and RG&E territories.

They currently offer a 5 percent discount on the utility's rate and have enrollment bonuses for new customer accounts.

To reserve your spot and sign up, visit [www.delawareriversolar.com](http://www.delawareriversolar.com) or call 845-414-3491 with questions.







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Devin Wallgren, owner of Liberty Chimney installs a rain / animal guard cap.

Below right: The crew from Liberty Chimney making some repairs.

# Keeping safe and warm this winter

By Carol Montana

**T**he warmth and beauty of a fireplace adds so much to a home. And with so many choices like open hearths, fireplace inserts, fire bowls, or pellet and wood-burning stoves, you're sure to find the perfect match for your design and your pocketbook.

But failure to clean and maintain your chimney can have catastrophic consequences including carbon monoxide poisoning, water damage, house fires, injuries and even death. So, it's vitally important to get your chimney cleaned and inspected before every heating season.

Liberty Chimney & Sons of Smallwood offers a 23-point safety inspection that includes the fireplace, flue liners, caps,

crown and exterior brickwork. They look for signs of damage, deterioration, buildup and obstructions. Additionally, Liberty Chimney can install, restore, clean and sweep all chimneys whether they are used for oil, gas or wood.

Devin Wallgren, owner of Liberty Chimney & Sons, has put together a list of chimney safety tips that will get you safely through the upcoming fall and winter months.

- Inspect and clean the chimney and fireplace system annually. The inspection will entail checking the flue for obstructions, creosote buildup, cracks, interior/exterior damage.

- Creosote is highly combustible, and an obstruction can block the flue leading to a fire or allow smoke and vapors in the chimney that can enter the home exposing you to carbon monox-



ide gas.

- Make sure the chimney has an appropriate cap to keep out the elements, debris, and any critters.

- Make sure the top of the chimney is free and clear, cut back any tree limbs if needed.

- Make sure the damper is working properly. There should be nothing preventing it from opening or closing.

- Burn well-seasoned hardwood. Green wood such as pine is not recommended.

- Do not use chemicals to start a fire. Use only fire starters specifically designed for fireplaces and woodstoves.

- Keep furniture and any combustibles at least 36 inches from fireplaces and woodstoves.

- Do not overload your firebox with wood. More wood doesn't mean longer-lasting fires.

It means more smoke, minimal heat, and an increase in dangerous gas production that can linger in the home and also lead to creosote buildup.

- Have a fireplace screen or glass doors with

a screen in front of the fireplace during operation to avoid sparks or embers from jumping out.

- If using a woodstove, get a stove pipe thermometer to monitor the flue pipe temperature and adjust as needed. If it burns too low, it can produce creosote. If it's burning too hot it can reach dangerous temperature levels, causing damage to the stove or possibly a chimney fire.

- Clean the firebox in between fires. Scoop up cool ashes and place them in a metal container.

Finally, have a fire extinguisher handy and most importantly install carbon monoxide and smoke detectors on every level of your home as well as inside and outside of sleeping areas. Test detectors monthly and change the batteries at least once a year.

Contact Liberty Chimney & Sons at 845-583-5733, email them at [libertychimney@gmail.com](mailto:libertychimney@gmail.com) or visit their website at [www.libertychimney.com](http://www.libertychimney.com).



It's important to keep up with chimney repairs.



Above: A happy customer with his newly installed fireplace insert.

At left: Yes, there's a real chimney sweep in Smallwood.



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**Jeffersonville, NY** Big-boned, 3-story farmhouse has 4 BRs, 2 baths. Will benefit from updating, but it is solid and completely livable. Has a good metal roof, heated basement and a paved driveway. 2-car garage with workshop, a 76'x18' large barn and a 14x12 shed. Huge backyard w/fruit trees and plantings. Walk to all the restaurants and shops in Jeffersonville or make the short drive to Callicoon, Delaware River and Bethel Woods.

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**Damascus, Pa.** Move right in to this stream-front renovated home that's close to everything! This 2 BR/1.5 bath residence has a wraparound deck. Walking distance to the Delaware River access. Opened main level kitchen, DR & living area. The wide plank floors are gorgeous! Detached garage has electric & sliding barn doors. Terrific stonework, and stately trees. Just 5 minutes from Callicoon; 15 to Narrowsburg, NY and 25 min to Honesdale.



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CAROL MONTANA PHOTOS

# A lake community second to none

BY CAROL MONTANA



CAROL MONTANA PHOTOS

At left: The front view of the house on Wolf Lake is cool, green and shady.

Below: A homemade fire pit on the side of the house will keep you warm on a chilly night.

Opposite page: From lounge chairs on your dock to shaded seating on one of the decks to a hammock in the backyard, there are many prime places to relax in this beautiful outdoor environment.



**W**ould you be intrigued by a neighborhood where the homes have names like Alice's Wonderland, Country Club, Just Breathe, Moon Dance, Peace of the Lake, Bored of Education, Forty Winks and Rest Ashored? How about a home called "Where the Wild Things Are"? That's what Rich and Jess, along with their two teenage sons Max and Chase, have named their lakefront home in the Wolf Lake Community.

"We go out fishing every day," said Rich, as he enthusiastically listed the features the community of Wolf Lake offers. "We love the house here, we use all

the amenities – the shooting range, the club house, the beach ..."

"The basketball court that converts into a pickle ball court," chimed in Jessica.

In fact, they love the Wolf Lake community so much, they just bought a house down the block. And a jackpot awaits whoever buys their current home at S. Shore Drive, Wurtsboro (but located in the Town of Thompson). In the last few months, before they knew they were moving, Rich and Jess upgraded almost the entire house.

"We brought it up to date after 40 years of disrepair," said Rich. The house

CONTINUED ON PAGE 16H





CONTRIBUTED PHOTO

Above: A stone fireplace in the family room will keep you warm and toasty in this bright open floor plan.

Attractive lighting and a warm wood tone adds a cozy feel to the master bath.



CAROL MONTANA PHOTO

CONTINUED FROM PAGE 15H

has new septic, HVAC, conditioned crawl space with dehumidifier, all new electric and lighting, baseboard heat, new heating in the bathrooms and master bedroom, new plumbing lines, brand new washer / dryer, new flooring on the first floor, a new loft, wood ceilings, all new walls and insulation on the first floor, new tile in the kitchen and the first floor has been newly painted.

"In the Wolf Lake community, people stay for a long time," said Broker Patti Greco Sunshine of The Sunshine Group Real Estate Corp. "People are raised here, their family has the house and then it gets handed down, and generally that's why sales are so infrequent in Wolf Lake."

Associate Broker Jonathan Sunshine added that, currently, in the community of over 250 homes, there's only one other lakefront for

sale, and that will most likely be sold by the time this article is published.

The house itself is warm and inviting with hardwood floors, knotty pine walls, a family room with a stone fireplace and cathedral ceiling, office space, a multi-cabinet kitchen with an L-shaped counter for breakfast, a dining room, four bedrooms, large walk-in closets, three baths, a newly built and carpeted loft where children can play or sleep, a deck, a patio and a dock on the lake.

But truly, the selling points of this home are the lakefront location in the community and the tons of amenities offered by the Wolf Lake Homeowners Association. A \$5,000 buy-in and a yearly fee of just \$600 entitles the residents to 2,000 acres of marked hiking, snowmobile and ATV trails, hunting, fishing for bass, pickerel and sunnies, swimming, boating on the 360-acre non-motorboat Wolf Lake, more fishing on nearby Bass Pond and Division Pond (also part of Wolf Lake), a shooting range, movie nights, bocci ball, social hours at the club house and more.

"They have sailing races, fishing contests, ice-fishing contests, a dolphin race where you swim across the whole lake, and a smaller one for kids called a minnow swim," said Rich. "People even snowmobile on the lake during the winter. And all these different activities are run by volunteers from the community."

"There's an event called Wolfstock," added Jess. "They run a tie-dye thing for kids during the day, and have a band at night." She explained that once in a while there might be a small event fee. "The most we paid was when seven of us went to a movie night and it was \$20."

"There is pride of ownership and pride of community," mentioned Jonathan. "This community is second to none." That pride of ownership might explain why everyone names their homes, and why their uniquely shaped mailboxes sometimes reflect their life philosophy.

"You couldn't walk into a friendlier community," declared Jess, explaining that "you don't drive by another car or a person walking without waving."

"The thing about Wolf Lake," observed Patti, "is that it's focused on activities and families and complete relaxation in a pristine environment that is controlled by this community. You can't just cut down or clear-cut trees. They want you to be on the lake and not see a bunch of houses. These houses are so tucked in that you don't really see them."

"The motto of the HOA," Jess added, "is 'Forever Wild.'"

## HOME FEATURES

**MLS:** Coming soon  
**Address:** S. Shore Drive, Wurtsboro  
**City/Town:** Thompson  
**School District:** Monticello  
**Water access:** Yes  
**Property Type:** Single family, contemporary

**Bedrooms:** 4  
**Baths:** 3  
**Basement:** Crawl space  
**Fireplaces:** 1  
**Total Sq. Ft.:** 2,312  
**Acres:** 0.51  
**Year built:** 1940, updated 7/2021

**Fuel:** Oil  
**Amenities:** Lakefront Deck Dock  
**Price:** Coming soon  
**Contact:** Jonathan Sunshine  
 Patti Greco Sunshine

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CAROL MONTANA PHOTO



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Clockwise from above:  
The L-shaped counter in the kitchen is perfect for breakfast or a mid-day snack.

A sliding barn door is a unique entrance to a perfect children's bedroom.

The dining area opens onto the deck offering plenty of space to eat and entertain.

The newly opened loft adds extra space for a playroom or children's sleeping area.

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# Safety first when clearing land

New homeowners often see their homes as blank canvases. Looking at a home as a blank canvas is typically associated with its interior, but it also can apply to landscaping.

Homes are empty of furniture and decorative items like photos and art on the walls when new homeowners move in. That makes it easy to see the interior of a home as a blank canvas. But that's not always so easy in the garden or the yard, where brush, overgrown plants or trees and other eyesores might have been left behind by the previous owners. A landscape must be cleared out before it can be seen as a blank canvas. Though clearing land may seem like a straightforward process, no one knows what lies beneath overgrowth or neglected areas of a yard or garden. Do-it-yourselfers can typically clear land on their own, but some safety strategies should be kept in mind to ensure the process goes smoothly.



METRO CREATIVE SERVICES PHOTO  
Piles of old lumber or tree limbs could be hiding many unseen hazards.

- Wear appropriate PPE. Personal protective equipment should be worn when clearing land. The appropriate PPE when clearing land includes attire and other gear that many homeowners likely already have on hand. A long-sleeve shirt, puncture proof pants and gloves and slip-resistant work boots should be worn when clearing land. Homeowners also may want to invest in a hard hat if they will be cutting

branches off of trees or cutting trees down. A face shield also may be a good bet depending on the scale and potential dangers of the project.

- Contact your utility company. Overhead power and telephone lines are visible to the naked eye, and homeowners should be conscious of those lines as they cut any high branches. But underground lines are not visible, and that can make clearing land dangerous. Homeowners are urged to contact their utility companies before they begin to clear any land so they can determine if

any underground lines are beneath areas they intend to clear out.

- Get a lay of the land. Carefully inspect the area to be cleared prior to starting the project. Inspections can reveal the density of any vegetation that may need to be removed and reveal if there are any harmful plants like poison ivy growing. Many DIYers can remove small trees on their own, but a professional tree service may be necessary for large trees or those located close to the house. Homeowners won't want to cut down a tree, even a small one, if it can potentially fall onto the house.

- Don't go it alone. No one should clear land alone. Even small projects are best tackled by at least two people. Should someone get injured during the project, the presence of another person ensures someone can immediately call for help. In addition, clearing land can be more difficult than it appears, and having at least two people to pull old shrubs or carry tree branches reduces the risk of injury.

Safety should be the utmost priority as homeowners prepare to clear land on their properties.



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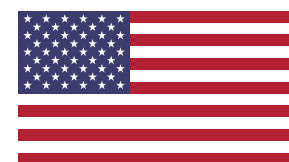
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# Sullivan County lags Hudson Valley in real estate sales

BY FRED STABBERT III

**H**UDSON VALLEY – According to figures released on Wednesday from the Hudson Gateway Association of Realtors (HGAR), Sullivan County was the only county in the Mid-Hudson region to experience lower home sales in the third quarter of 2021 as compared to 2020.

The report includes sales for the Lower Hudson Region, served by OneKey Multiple Listing Service, including Sullivan, Westchester, Putnam, Rockland, Orange and Bronx counties. This phenomena could be attributed to a dramatic decrease in inventory as inventory fell from 1,015 homes on the market during the third quarter of 2018 to just 570 homes in 2021.

This year, HGAR reported that 307 homes were sold in Sullivan County compared to 401 in the third quarter of 2020 – a 23.4% decrease. However, this number is

still above the 2018 and 2019 numbers, when 271 and 277 homes were sold, respectively.

“With the exception of the second quarter of 2020, the real estate market has been an anomaly, outperforming the economy,” the report states. “Sales and prices have enjoyed a trajectory which is likely unsustainable going forward, however, the economy of the Hudson Valley continues to improve and grow more vibrant which bodes well for real estate.”

The report continues, “It is likely that price increases will moderate and additional product will come on the market, which will sustain a strong market in the near term.”

Median sale prices of single-family homes in Sullivan County increased 25.8% from 2020 to 2021, going from \$199,000 to \$250,250.

Two-to-four family homes increased a whopping 161% during the same period, going from \$75,000 to \$195,900.

SULLIVAN - Third Quarters 2018-2021					% Change
Property Type	2018 Q3	2019 Q3	2020 Q3	2021 Q3	2020-2021
<b>NUMBER OF SALES, 3RD QUARTER</b>					
Single Family Houses	264	264	391	297	-24.0%
Condominiums	2	3	1	1	0.0%
Cooperatives	0	0	1	-	-100.0%
2-4 Family	5	10	8	9	12.5%
<b>Total</b>	<b>271</b>	<b>277</b>	<b>401</b>	<b>307</b>	<b>-23.4%</b>
<b>NUMBER OF SALES - YEAR TO DATE (9/30)</b>					
Single Family Houses	726	679	797	978	22.7%
Condominiums	6	8	3	5	66.7%
Cooperatives	0	0	1	0	-100.0%
2-4 Family	27	24	20	43	115.0%
<b>Total</b>	<b>759</b>	<b>711</b>	<b>821</b>	<b>1,026</b>	<b>25.0%</b>
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	140,000	148,450	199,000	250,250	25.8%
Condominiums	98,750	43,000	46,000	187,500	307.6%
Cooperatives			235,000		
2-4 Family	174,000	71,250	75,000	195,900	161.2%
<b>MEAN SALE PRICE</b>					
Single Family Houses	174,356	183,879	218,375	291,408	33.4%
Condominiums	98,750	99,667	46,000	187,500	307.6%
Cooperatives			235,000		
2-4 Family	189,100	139,950	88,049	177,200	101.3%
<b>END OF QUARTER INVENTORY (9/30)</b>					
Single Family Houses	1,015	1,012	676	570	-15.7%
Condominiums	8	6	5	3	-40.0%
Cooperatives	1	3	2	1	-50.0%
2-4 Family	51	55	40	54	35.0%
<b>Total</b>	<b>1,075</b>	<b>1,076</b>	<b>723</b>	<b>628</b>	<b>-13.1%</b>

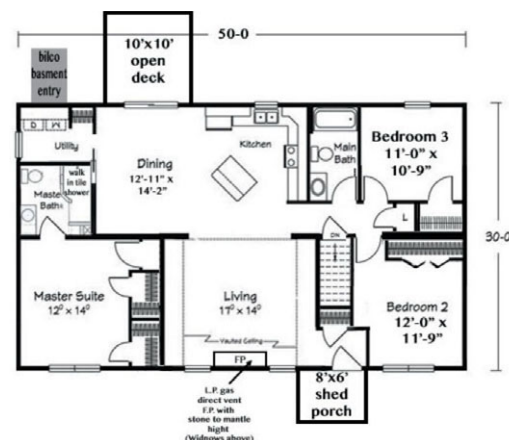
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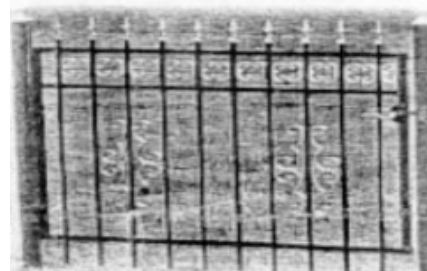
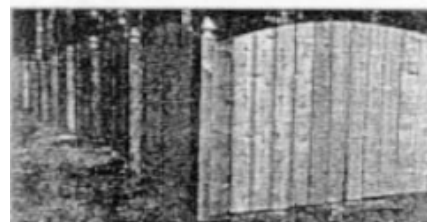
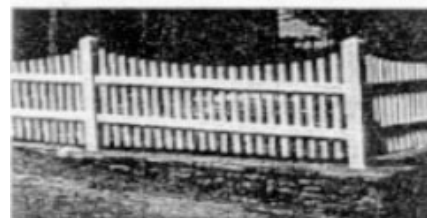
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Sit by the water or take out the canoe or kayak and enjoy beautiful days like this one. It's especially colorful this time of year.

# Classic Country Grandeur

**A**n enchanting French Woods home in the Town of Hancock can become your ultimate escape, and it's just a stone throw away from the Delaware River.

The four-bedroom home sitting on 10 acres offers plenty of space for family and friends to gather and enjoy themselves.

Built in 1900, the home offers all the charm of a classic farmhouse while having modern life amenities, including high-speed internet.

A spacious living room makes it

the perfect spot to relax and catch up on the latest streaming movies. With views of the property and ponds, your senses will be taking it all in.

This fully inclusive kitchen offers a full range of kitchen appliances that can give those cooking shows a run for their money.

Whether it's brunch, a birthday party, or just toast and a cup of tea, the kitchen, with its open space, gives you the comfort of being cozy without feeling enclosed.

No matter what's for breakfast or



Walk the grounds of this gorgeous 10-acre property. The spacious setting is great for hosting guests, as well as for kids and pets to play.

The interior of the home, from the choice of wood to the furniture, helps to establish the classic farmhouse feel.



Above: The kitchen at this home will accommodate all of your culinary and practical needs. Make a cup of coffee or special snack.

Then head outside to the deck (pictured at left) and take a front row seat to every season in the Catskills. The comfortable lounge chairs are also a great place to read a few chapters of your favorite book.

Finally, after a day full of rest, relaxation and plenty of adventures, retire to bed in one of this home's four bedrooms.

dinner, with seating inside the kitchen and just around the corner to the dining room, finding the perfect spot to enjoy a meal should not be an issue.

This waterfront property boasts sprawling views of the surrounding mountain peaks and the reflection of the sun glistening off the pounds right outside your door.

As family or friends gather around the dining room table, they will be able to take in nature outside with its large windows that allow the sun's rays to cascade and bring a warm glow into the home.

You can step outside to your enclosed porch either on a bright sunny day or a snowy day when you have no place to go but to sit down and enjoy your hot cup of tea.

The enclosed porch offers protection from the elements and allows you to be part of the outside world while maintaining your safety.

Step outside and experience your private refuge as you walk down to your pond and listen to



CONTINUED ON PAGE 26H



# HOME FEATURES

**List Price:** \$449,000  
**MLS Number:** 6144943  
**Property Type:** Single Family  
**Style:** Farm House  
**County:** Delaware County  
**City/Town:** Hancock  
**Bedrooms:** 4  
**Baths Total:** 3  
**Sq Ft:** 2,496

**Year Built:** 1900  
**Acres:** 10  
**School District:** Hancock  
**Amenities:**  
 1st Floor Bedrm, Barn(s), Deck, Dock/Mooring, Formal Dining Room, Foyer, Hardwood Floors As Seen, Lake/Pond/Stream, Mountain Views, Porch,

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CONTINUED FROM PAGE 25H

the gentle sounds of the waterfall. Go for a boat ride or sit on the dock and watch the sunrise before you head into Callicoon or Hancock to play a round of golf. Take a breather in this single-family home and plan out the next

adventure on the Delaware River or map out where you can install the chicken coop. The farmhouse will bring you back to a place you didn't even know existed: peace. For more info on the home, contact Licensed Real Estate Broker Rosie DeCristofaro at 845-807-8506.



Thanksgiving is right around the corner. Invite your friends to visit and have a special meal in this home's dining room that offers great natural light and views of the property.



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