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Democrat
publication
NOVEMBER 2021

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Recent Home Sales

1.
MLS
6108184
Lumberland
Township
Cape Cod



2 BR / 1 BA
Acres: 4.12
Sold For: \$120,000
Property Tax: \$3,979
Square Footage: 748
Built: 1950

Listed By: Kathleen Alekna
Sold By: Non Board
Member

2.
MLS
6126007
Thompson
Township
Splanck



3 BR / 2 BA
Acres: .21
Sold For: \$202,500
Property Tax: \$5,298
Square Footage: 1716
Built: 1956

Listed By: Alla Sienitsky,
Resort Realty NY
Sold By: Barbara Niosi,
Paris Realty Assoc.

3.
MLS
6110365
Bethel
Township
Cottage



1 BR / 1 BA
Acres: .34
Sold For: \$210,000
Property Tax: 2,036.00
Square Footage: 940
Built: 1940

Listed By: Fredric V
Williams, Malek
Properties
Sold By: Non Board
Member

4.
MLS
6131912
Highland
Township
Ranch



3 BR / 2 BA
Acres: 5.05
Sold For: \$310,000
Property Tax: \$3,276
Square Footage: 960
Built: 1985

Listed By: Alice Foster,
McKean Real Estate
Sold By: Alice Foster,
McKean Real Estate

5.
MLS
6113249
Freemont
Township
Farmhouse



4 BR / 3 BA
Acres: 4.84
Sold For: \$440,000
Property Tax: \$6,858
Square Footage: 2400
Built: 2003

Listed By: Susan Busing,
Matthew J. Freda Real
Estate
Sold By: Elise Freda,
Matthew J. Freda Real
Estate

6.
MLS
6076974
Thompson
Township
Two Story
Lake Front



3 BR / 3 BA
Acres: .14
Sold For: \$450,000
Property Tax: \$7,112
Square Footage: 2159
Built: 1989

Listed By: William Rieber
Jr., Rieber Realty Inc.
Sold By: Matthew
Morreale, John M.
Morreale

7.
MLS
5071599
Thompson
Township
Colonial



4BR / 3 BA
Acres: 77.18
Sold For: \$615,000
Property Tax: \$14,965
Square Footage: 1904
Built: 1960

Listed By: Beth
Bernitt/Kathlyn
McCormack, Century 21
County
Sold By: Penni-Jo Buchal,
Callicoon Real Estate LLC

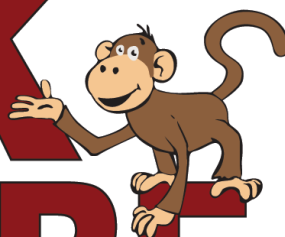
8.
MLS
6116431
Bethel
Township
Cottage



1 BR / 1 BA
Acres: 75.37
Sold For: \$655,000
Property Tax: \$6,369
Square Footage: 968
Built: 1900

Listed By: Jennifer Grimes,
County House Realty
Sold By: Jennifer Grimes,
County House Realty

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Deborah M. Gorenflo

Real Estate Salesperson

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Deb.Gorenflo@TimberlandProperties.net

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- Move in ready
- Huge private backyard that is flat
- Screened in porch
- Large wrap around deck
- Roof is 1 year old

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Brian Garber

Real Estate Salesperson

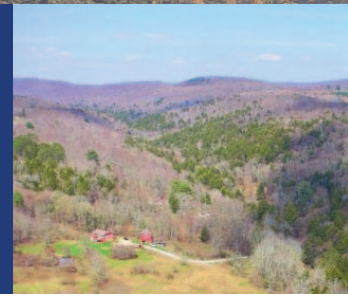
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Real Estate Salesperson

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Is your home winter ready?

BY JOSEPH ABRAHAM

As the popular phrase HBO series Game of Thrones made famous goes, “Winter is coming.”

Each fall we get into the routine of preparing for the cold and blustery months, whether it's allocating more money to pay heating fuel bills or putting snow tires on our vehicles.

When it comes to our home, there are also important steps to take to make sure winter is a breeze.

In last month's Home in the Country, we had an article with tips on keeping your chimney safe, but here are some additional tips to keep in mind.

Roof and gutters

Up here in the Northeast, it isn't uncommon, with the lower winter temperatures, for snow to accumulate on your roof.

Whenever possible, the snow and ice should be removed.

Therefore it's also important to keep up with how reliable your roof is, and if there are any questions regarding its durability, a professional should be contacted.

Having a roof collapse isn't only dangerous, but a major headache that likely could

have been avoided.

On a separate note, let's shift over to the gutters.

While falling leaves and the changing colors are great, clogging up your gutters is not.

Make sure to clean the gutters out to lower the chance of an ice dam forming.

Also, if icicles form, they tend to hang from gutters making them vulnerable to collapse and, in many cases, being a severe hazard for anyone needing to pass underneath.

This is definitely one of those cases where you don't want to “bring down the house.”

Seal it up

After you've taken that invigorating winter stroll, it's always comforting to return to the warmth of your home.

However, if you have drafty windows or areas where new caulking is needed, it cannot only make your winter less pleasant, but also increase the price of your energy bill, sometimes by upwards of 20 percent.

Inspecting your home for trouble spots is always a good idea before they become a nuisance for you and your pocketbook.

Water

Most all homeowners have

crucial plumbing lines running through their basements. Many of us, especially in older homes, have unfinished basements and many of those are largely uninsulated. Especially in these cases, it is important to be mindful of what temperatures your waterlines are exposed to. If need be they should have winter insulating wraps around them. Insulating wraps made of foam are inexpensive and can be bought in bundles from most hardware or big box stores.

Of course, it's ideal to plan for overall insulation of your basement.

Back outdoors

Heading back outside, do you have trees surrounding your home?

If so, it's always good to make sure branches are trimmed and a safe distance away from your home. When snow and ice accumulate on them, they will be stressed and falling on your roof or other areas of your home could cause some damage.

There are many things you can do to get your home ready for winter. These are just a few. They might be tedious, and in some cases, costly, but at the end of the day, it's always good to be prepared!



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BY DEREK KIRK

Everyday appliances help us live our everyday lives more easily. A dishwasher provides dry hands and more time away from the kitchen. An outdoor grill provides delicious meals and smiles of happy friends and family members. Air conditioners allow for unmatched comfort in the hot summer seasons in the Hudson River Valley. A vacuum provides swift cleaning and an overall healthier home.

Without these necessities in our homes, we'd be without our livelihood. Thankfully, the right place to acquire and maintain these appliances is located right off of Route 17 in Middletown at Michael's Appliance Center.

At Michael's, these necessary household appliances are easily accessible and waiting for you.

CONTINUED ON PAGE 8H



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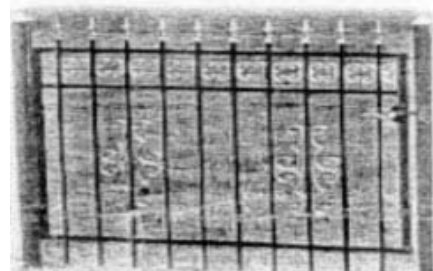
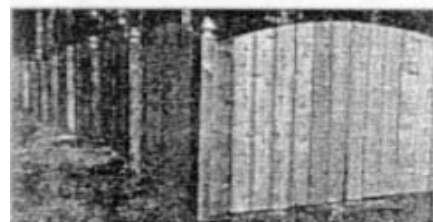
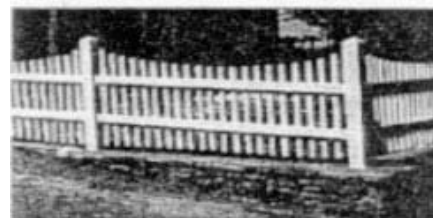
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Michael's Appliance Center's kitchenware and appliances can be found to match any aesthetic, including sleek stainless-steel.

Opposite page: Convenient and hard to miss; Michael's Appliance Center sits just off of Route 17 in Middletown, NY.



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A wide selection of the kitchenware and appliances can be found at Michael's Appliance Center.

CONTINUED FROM PAGE 6H

Michael's also boasts friendly and experienced staff. Since emerging from humble origins in the mid 1940's, Michael's Appliance Center has remained diligent in service to the community in its need for affordable appliances and maintenance for over eight decades.

Michael's Appliance Center got its start in 1945 when Middletown resident and local repairman Mike Formisano opened up a one-man repair shop, which operated out of a small garage. As time went on, the business grew and was passed down through capable hands, and moved locations several times until finally landing at the current facility. Today, Michael's is owned and guided by Gary Formisano, who has been in the position for the past 40 years.

The business philosophy at Michael's Appliance Center that has held true for all that time is "to offer customers professional, knowledgeable advice on competitively priced quality products and back it up with after the sale sup-

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port and service that is second to none...each and every time." The staff at Michael's work diligently to ensure this philosophy is acted upon every single day, and that only the highest quality products and services are available, all while remaining affordable.

Michael's offers a full range of products and services, including appliances, appliance parts, outdoor living and related products. Their catalog includes but is not limited to refrigerators, vacuums, outdoor furniture, and so much more. They are a self-servicing dealer and offer full parts and service support for everything they sell. The experienced and caring staff members at Michael's are excited to help customers through the entire process from start to finish.

Michael's delivers their products without relying on outside shippers and external sources.

The staff at Michael's love to deal personally with their clients to ensure a positive relationship develops between both parties, all while keeping business within the

CONTINUED ON PAGE 10H



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**527 Route 434,
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CONTRIBUTED PHOTOS

Just a sample of the expansive range of appliances available at Michael's Appliance Center.

CONTINUED FROM PAGE 9H

local community.

Sales Associate Lance Rescigno proudly works in dedication to his customers, believing in developing interconnections between servicer and customer.

"We strive to have relationships with our customers that go beyond the typical retail experience," Rescigno said.

Michael's Appliance Center is open from 8:30 a.m. to 5 p.m.

Monday through Friday, and 9 a.m. to 5 p.m. on Saturdays. They are closed on Sundays.

Contact Michael's Appliance Center via phone at 845-342-0369, check out their website at www.michaelsappliance.com, or stop in and visit their showroom in person at 585 E. Main St. in Middletown, during business hours to set up an appointment, check out the offered products and services, and hopefully leave with your household's newest appliance.



White Lake Woods is now accepting applications for its 2BR, 1BA apartments including 2 handicap accessible units. Tucked in a wood lot in the heart of Bethel across from White Lake. Available mid-November. Email WLW@WhiteLakeWoods.com for an application. \$1,600 plus electric. More details at www.facebook.com/White-LakeWoods-

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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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\$449,000 MLS # 6144044

This 44-acre former farm has a bit of everything: woods, fields, streams, a pond, great barns, a 3 BR/2 BA manufactured home, and beautiful mountain views. The barns are perfect for a wedding venue or event space, the home is in excellent shape, and there is a lovely building site in an open meadow with views of the surrounding hills. The main barn is 68' x 28' with a former woodshop below and a soaring loft above. Next to it is a 32' x 23' barn with electricity and a poured concrete floor. Other sheds provide additional storage.

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'The future of living'

STORY AND PHOTOS BY AUTUMN SCHANIL



CONTINUED ON PAGE 14H



future continued from page 13H

When you think of environmental stewardship, what words come to mind? The Catskill Project, a 40 plus acre conservation easement located high up on a back road in Livingston Manor, invokes such a question. As the region's first and only passive house/net zero community, the project focuses on how we build, how we connect to the land, and the relationship we have to each other.

"This whole property is about environmental stewardship," stated Coldwell Banker Timberland Properties agent James Karpowicz. "Conservation, recycle, reuse, regenerate.

So all the trees that were cut when this lot was cleared to build, were sent to a local mill, milled and then brought back. All the floors, trim, and wood surrounding the cabinets is from this lot, from this soil."

And according to Karpowicz, everything is meant to be reusable with very little waste. The whole house could technically be taken apart and used for other things.

Each house or unit is a NetZero home, which means over the net of the year there would be zero energy costs. Every home comes with a base solar package, and with the effi-

CONTINUED ON PAGE 16H



Opposite page: As kids, we get excited and feel grand looking over an upstairs balcony at family and the things below us. As adults, we dream of such an open expansive space.

The back deck at the end of the upstairs hallway overlooks the Catskills and walking trails that lead to a hidden waterfall.

The house from a 3/4 side view with its views from the deck.



future

continued from page 14H

ciency of the way it's built - which includes triple pane windows, solar shields and arrays, filtered fresh air, along with its size - it costs nothing to operate.

"Right now, this home is a model home," said Karpowicz, "to show what each house would be like once built."

There are three models to choose from, this particular model being the "Balsam", along with 10 lots on the 40 plus acres to choose from.

"Once you choose the home you want, there are also upgrades to each package," added Karpowicz. "Depending on the time of year, it's about 12 to 18 months completion time from when you sign the contract. These developers really aren't here to just build out a bunch of houses as fast as they can and fill the properties. They're really considerate about how each and every detail is done, and how it all fits together as a whole for the community and the environment."

This model, the "Balsam," is a little more than 2,200 square feet with three bedrooms, 2 and a half baths, a double height living room, and two separate second floor decks or balconies that give you gorgeous views year round.

The Future of Living Catskill Project has also created hiking trails on the conservation easement, along with overlooks for the multiple waterfalls and ponds that are found on the property.

So if you're looking for peace and quiet, to lessen your footprint in the world, and to understand environmental stewardship, take a look and see how it makes you feel. You can contact James Karpowicz by phone: 646-942-8421 or email: james.karpowicz@timberlandproperties.net

CONTINUED ON PAGE 18H



The end of the hallway upstairs opens into a beautiful airy space surrounded by large windows, perfect for daytime reading or nighttime stargazing.

The kitchen is definitely a center point of the house with open shelving, wood sourced from the site, and countertops that feel like stone but are made of a compressed recycled paper.

The master bedroom on the ground floor is quiet, private, and cozy with a large walk-in closet and master bath.



home features

Price: \$980,000
MLS Number: 39488
Location: Lot 10 Manor Falls Drive, Livingston Manor, NY
Acres: 5.09
Bedrooms: 3
Bathrooms: 2.5
Square feet: 2,283
School district: Livingston Manor
Other Features: 40-plus acre conservation easement; Hiking Trails, Waterfalls and Ponds; Triple Pane Windows; Contemporary Design; and Passive House Performance.

The owners of the property had a look-out platform built so people walking along the wood trails could sit and admire one of the two waterfalls that can be found.



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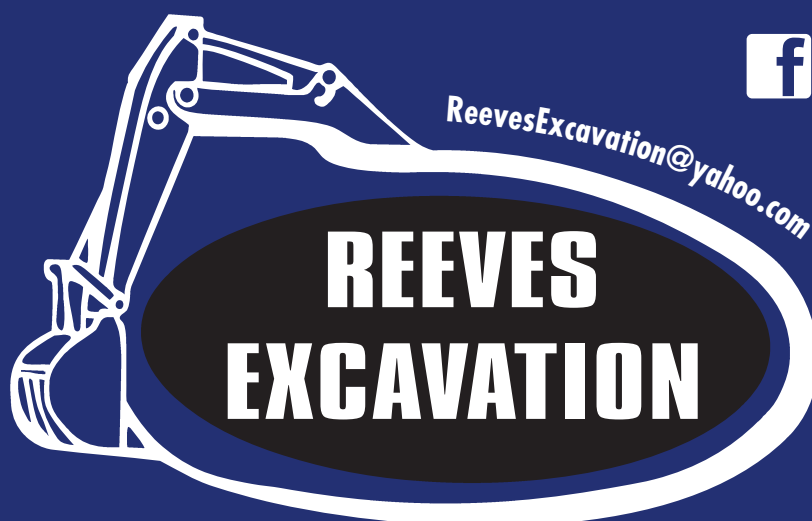
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A 35-acre escape

BY PATRICIO ROBAYO

You know someone takes pride in their home when attention has been given to the details. And that's obvious in this home.

At nearly 3000 square feet, on 35 acres in the heart of the Sullivan Catskills, this home is surrounded by the bucolic agricultural area of historic Bethel, N.Y., just 90 minutes from New York City.

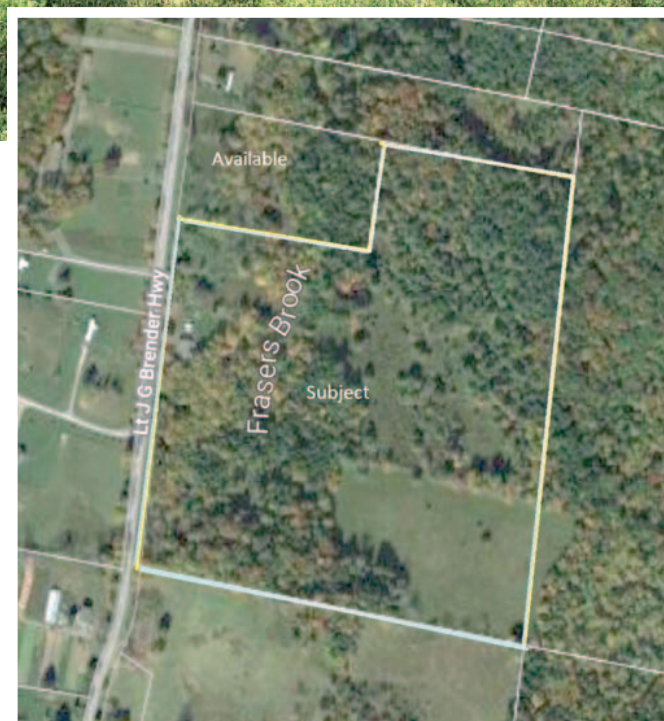
With a total of 5 bedrooms, it is a place where memories can be made with family and friends, with plenty of room to wander indoors and out. The home also

offers 3.5 updated baths.

Realtor Carol Malek said the home is "Tastefully designed and meticulously maintained. There is quality workmanship throughout."

Just a few steps up the front deck, you enter the home and instantly feel its comfort. The craftsmanship of the home is obvious from the quality hardwood floors to the overall design.

Whether you are working remotely or



Contributed photos

Get lost in nature. There is plenty to do and all four seasons to enjoy at this expansive property. It's the perfect place to unwind and recharge from the hustle and bustle of everyday life.

CONTINUED ON PAGE 22H



Above: The deck is a great place to host company. Grill up some steaks and/or veggies in the warmer months or get some sun while you read a book.

The inviting driveway (see opposite page) welcomes you home while you take in the views of the picturesque scenic views.

CONTINUED FROM PAGE 21H

just checking the latest news on your computer or tablet, your first-level home office will help you get back to business. Open the windows and listen to the birds sing and the gentle breeze whisper through the beautiful trees that surround the property.

After a hard day's work or a night of dancing at a concert at the Bethel Woods Center for the Arts, your custom one-of-a-kind cherry and granite kitchen can make an ideal space for a nightcap.

The open plan kitchen is perfect whether you're hosting guests during the holidays or enjoying a quiet dinner. With tons of counter space, it provides room to create wonderful meals or pancakes on Sunday morning as you listen to the local radio station.

"The kitchen is amazing!" adds Malek. "Custom everything!"

CONTINUED ON PAGE 25H

*"If We Can't Find Your Dream Home
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A scenic view of a lake with a large tree on the left and a line of trees on the right. In the foreground, there are many colorful tulips in shades of yellow, red, and pink. The text "CAROLE EDWARDS REALTY & MODULAR HOMES" is prominently displayed in the center, with "Ryan Edwards, Salesperson" below it. At the bottom, contact information is provided: "23 Edwards Lane • 7 Main St. • Livingston Manor, NY 12758", "Office: 845-439-3620 • Cell: 914-799-5075", and "livmanor.com". A small vertical number "90297" is on the right side.

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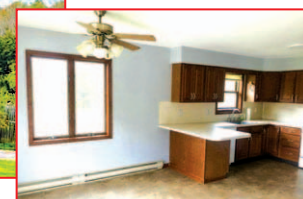


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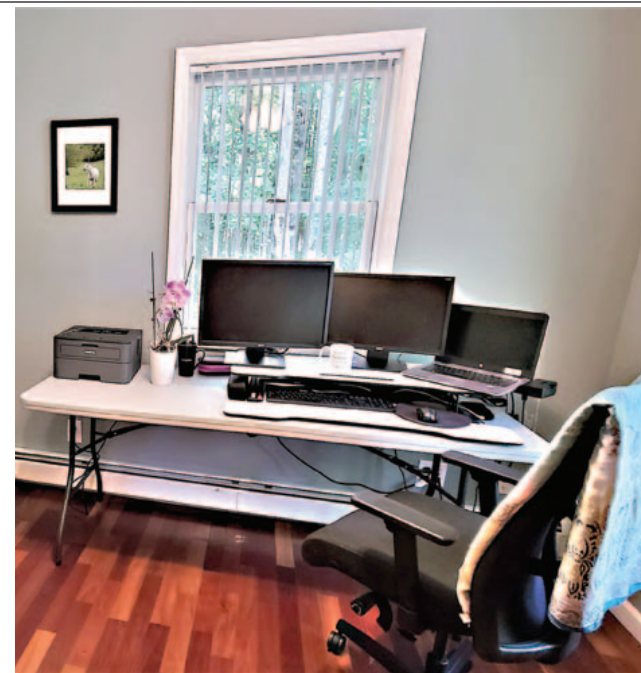


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One of the special parts of this home is the gorgeous custom one-of-a-kind Cherry and granite kitchen.

The office space allows you to catch up on personal projects or work remotely in this growing digital age.

Tasteful design and quality workmanship is on display in every inch of the house. This includes the main living area featuring an open concept with a stunning wraparound bar and stylish wet-bar with artisan sink.





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home features

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Baths: 3.5
Sq Ft: 2,176
Year Built: 2004

Acres: 34.990
School District: Liberty
Amenities: 1st Fl Master Bedroom, 1st
 Floor Bedrm, Additional Land, Balcony,
 Deck, Foyer, Granite Countertops, Guest
 Quarters, Hardwood Floors As Seen,
 Lake/Pond/Stream, Laundry Room, Master
 Bath, Out Building, Porch, Powder Room,
 Privacy, Scenic View, Walk In Closet, Walk
 Out Basement, Workshop.

After a long day of adventures or work, retreat to the bedroom.

CONTINUED FROM PAGE 22H

Just outside the kitchen is an open concept living area with a crafty wet bar and plenty of space to entertain yet cozy enough to chill out for the evening.

Come spring, summer, and fall, step outside and onto the private porch for some solace. Read a book or watch the sunrise with your morning coffee.

Back inside, the Brazilian Cherry wood floors add a rich luster to the home and warmth that can be felt throughout.

The main bedroom suite, located on the first floor, is a luxurious retreat within itself. It includes a trendy designer bath with a walk-in closet and a private balcony.

Whether it's from the deck or from a window inside the warmth of the home, take in the picturesque views of the lush 35-acre landscape.

The property also features additional outbuildings and an RV pad with a separate electrical connection.

With plenty of land to stroll around and explore, along with Fraser Brook running through the property, this is truly an escape. You are just minutes from restaurants, art galleries, concert venues, hiking trails, river rides, and places to fish. There's always something to do.

For more info about the home, contact Malek Properties at 845-583-6333.

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