

A
Sullivan County
Democrat
publication
APRIL 2022

PRICELESS

Home in the country



Voted Best Real Estate Guide in New York State

Recent Home Sales



1.
MLS
6115008
Groville Rd
Livingston
Manor
Waterfront
Ranch

2 BR / 2 BA
Acres: 1.11
Sold For: \$190,000
Property Tax: \$2,045
Square Footage: 960
Built: 1988

Listed By: Fran Limjoon
Gager, Pennywise
Properties
Sold By: Talia Fadis,
Coldwell Banker
Timberland



2.
MLS
6158447
Bower
Place Tr,
Smallwood
Log
Cottage

2 BR / 1 BA
Acres: .75
Sold For: \$221,421
Property Tax: \$2,825
Square Footage: 650
Built: 1940

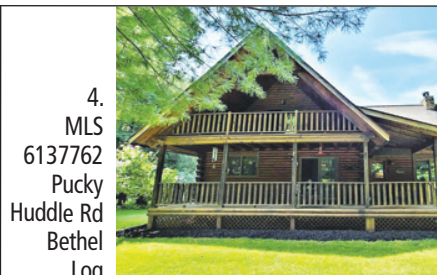
Listed By: Kerry Bigness,
Malek Properties
Sold By: Steven Tollen,
Woodstock Way Realty
LLC



3.
MLS
6145935
Crawford Rd
Eldred
Waterfront
Farmhouse

4 BR / 2 BA
Acres: 5.59
Sold For: \$465,000
Property Tax: \$7,125.00
Square Footage: 1728
Built: 1900

Listed By: Barry Becker,
Keller Williams Hudson
Valley
Sold By: Barry Becker,
Keller Williams Hudson
Valley



4.
MLS
6137762
Pucky
Huddle Rd
Bethel
Log

Log
3 BR / 3 BA
Acres: 10.50
Sold For: \$559,900
Property Tax: \$7,335
Square Footage: 1936

Built: 1991
Listed By: Carol Malek,
Malek Properties
Sold By: Non Member



5.
MLS
6153963
Mohn Road
Narrowsburg
Farmhouse

4 BR / 3 BA
Acres: 24.30
Sold For: \$650,000
Property Tax: \$12,000
Square Footage: 2500
Built: 1999

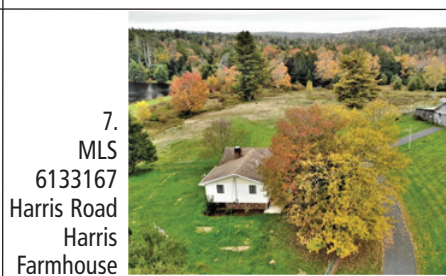
Listed By:
Eleanor G. Hyde,
Century 21 Country Realty
Sold By: Ian Blumenthal,
Catskill Sales Associates,
Inc.



6.
MLS
6124564
Oxford Drive
Bethel
Contemporary

4 BR / 4 BA
Acres: 4.38
Sold For: \$450,000
Property Tax: \$25,381
Square Footage: 1880
Built: 1983

Listed By: Linda McKean,
McKean Real Estate
Sold By: Linda McKean,
McKean Real Estate



7.
MLS
6133167
Harris Road
Harris
Farmhouse

4BR / 3 BA
Acres: 97.53
Sold For: \$850,000
Property Tax: \$11,015
Square Footage: 1780
Built: 1965

Listed By: Gabriella
Beretta, Malek Properties
Sold By: Gabriella Beretta,
Malek Properties



8.
MLS
6128240
Breezy Hill
Rd.
Parkville
Log

3 BR 2 BA
Acres: 53.00
Sold For: 1,135,000
Property Tax: \$14,400
Square Footage: 1584
Built: 2016

Listed By: John Rusin,
Carole Edwards Realty
Sold By: Les Stone,
Cozy Catskill Realty

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A job 'well' done

The well drillers at Titan Drilling Corp. have been serving Sullivan County and beyond since 1965. Started by Lynn Johnson, and now run by his son Ted Johnson, Titan Drilling specializes in pump sales and service, water filtration and geo thermal drilling.

Fast and reliable service is one of the staples of their business, and they boast an abbreviated backlog, meaning their service crews get jobs done quickly and well.

"We're here to help with anything related to well water," Ted explained in an interview. "We do commercial and residential, and we have grown to service over 40,000 water systems."

Titan is one of the largest well drillers in New York, and the business has steadily grown over the past 58 years that they have been in business. On their website, the motto "No job is too small or too far," sums up their emphasis on treating customers with equal importance regardless of the task at hand. Additionally they mention that offering quality service at a fair price is important to the company.

"We stand on our reputation," Johnson said. "We usually have same day service, especially with emergency

CONTRIBUTED PHOTOS

BY ANTHONY MORGANO

Not only does Titan Drilling use their pump trucks to drill wells and meet basic water needs for different properties, they also can install and monitor water filtration systems.

Having access to water at your home is one of the basic necessities. Titan Drilling's job is to make sure that you have plenty of whatever to meet your needs. By keeping up to date with technology and techniques, Titan Drilling Corp. is able to procure and deliver water in a quick and cost-effective manner.

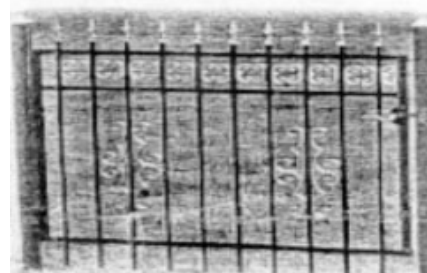
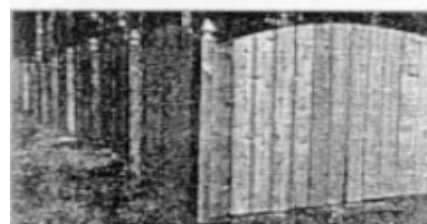
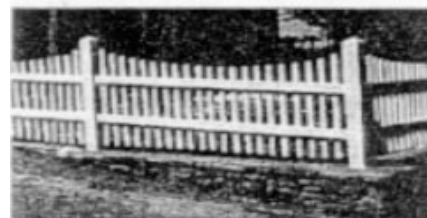
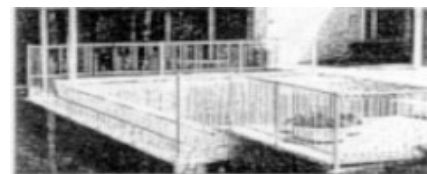
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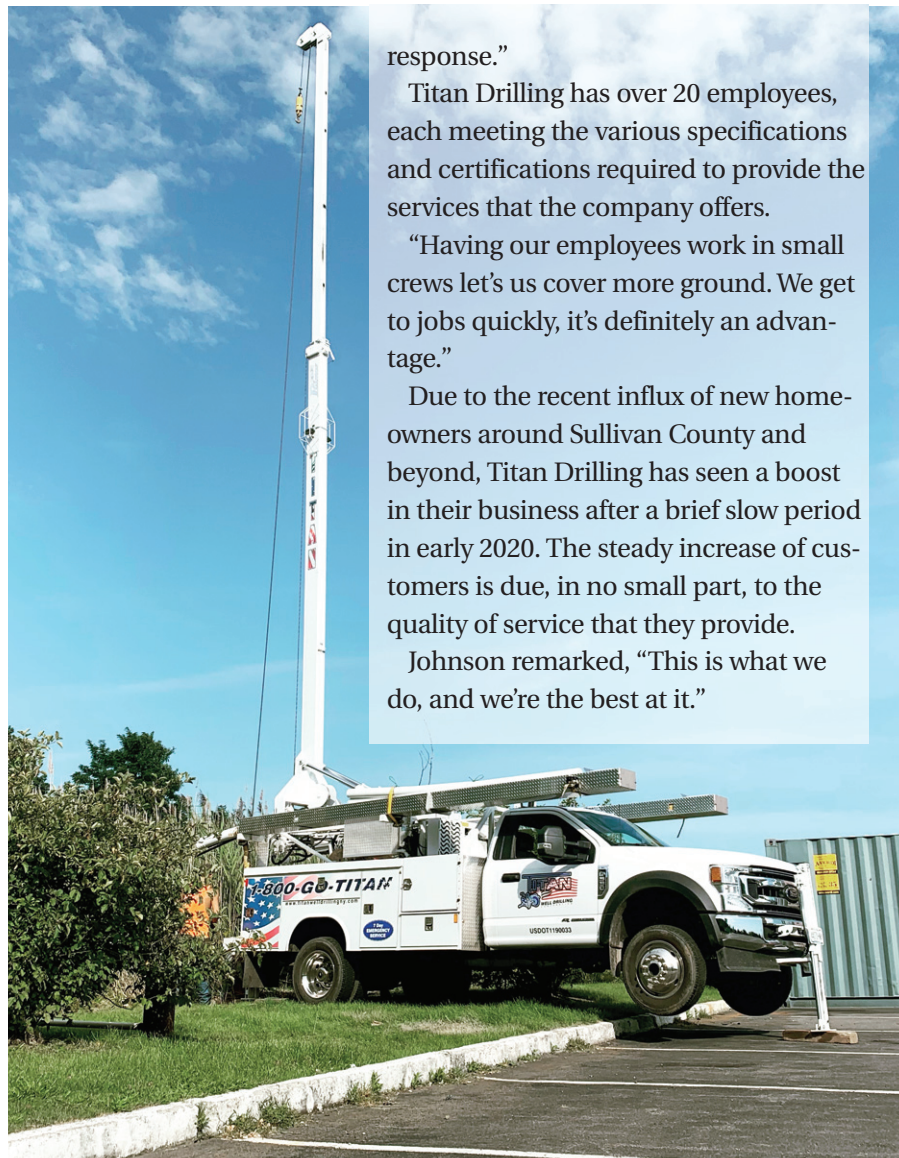
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response.”

Titan Drilling has over 20 employees, each meeting the various specifications and certifications required to provide the services that the company offers.

“Having our employees work in small crews let’s us cover more ground. We get to jobs quickly, it’s definitely an advantage.”

Due to the recent influx of new homeowners around Sullivan County and beyond, Titan Drilling has seen a boost in their business after a brief slow period in early 2020. The steady increase of customers is due, in no small part, to the quality of service that they provide.

Johnson remarked, “This is what we do, and we’re the best at it.”

Titan Drilling positions their pump truck partially in a field while anchored to the parking lot for leverage.



Titan is drilling a well in an apple orchard with a solar pump irrigation system.



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A tradition of excellence

BY DEREK KIRK

Building Traditions, located on Main Street in Jeffersonville, is owned and operated by business duo Linda Lee Babicz and Eddie Gilbert. Together, the two work in tandem to share with their community and customers their expertise on all things related to countertops, cabinets, and other designer homegoods.

Specializing in kitchens and bathrooms, Building Traditions offers a wide range of styles, colors, and selections, and provides creative options to assist in crafting the

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DEREK KIRK PHOTO

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Babicz and Gilbert have been working together as business partners for the past five years. Their partnership yields results due to their combined skills and experience.

carries with him over 30 years of experience in the business. He graduated from SUNY Delhi for carpentry.

Babicz, a Sullivan County native, studied interior design at the FIT, and brings over two decades of

Gilbert is from Orange County and

CONTINUED ON PAGE 10H



DEREK KIRK PHOTO

Build the kitchen or bath of your dreams with the guidance of Building Traditions in Jeffersonville.



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CONTINUED FROM PAGE 9H

experience in the field to the table, as well.

Due to the nature of the work, Babicz and Gilbert spend a great deal of time out in the community. With every client needing their own personal attention and customization, the duo take their skills and expertise out into the field and take the extra step to ensure their customer's satisfaction.

Building Traditions' storefront is located on Main Street at 4886 NY-52, Jeffersonville. Their hours are currently by appointment only.

To set up a time to meet with Babicz and Gilbert to discuss products, plans, and installments, give them a call at (845) 482-2021, or reach out to their email, buildingtraditions1@gmail.com.

Building Traditions specializes and excels in the designing and installation of a variety of kitchens and bath including this sleek contemporary kitchen.

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DEREK KIRK PHOTO

For the past five years, Owners Linda Lee Babicz and Eddie Gilbert have been co-spearheading the interior contracting store, Building Traditions.

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Westchester Modular Homes transport your dream home right to your homesite.

To the right from top down: The Bedford colonial designs offer spaciousness, privacy, and the ability to incorporate custom options.

Westchester Modular Ranch can be different from traditional style ranches by exterior treatments, front farmer porches and large master bath suites and other amenities.

This custom colonial modular home offers spaciousness and privacy.



Stepping into the future

BY PATRICIO ROBAYO

Established in 1986, Westchester Modular Homes (WMH) has since become one of the premier modular home builders in the Hudson Valley.

They offer many home designs from Colonials, Craftsman, Ranches, Capes, Vacation, and Multi-Family.

WMH is an employee-owned company and leads the industry-leading innovation in “design, superior craftsmanship and customization during the construction of custom made modular homes, multi-family homes, townhouses, apartments, retail and light industrial buildings of all styles and sizes within a wide range of price points.”

Working with you, WMH can help you from start to finish in building your dream home.

Don't have the site yet to build? WMH will help you find an approved location to create your ideal home.

Once you have selected your style, WMH works with local independent builders that have been trained and approved to work with them to build your dream homes.

WMH goes over all expenses and your budget needs for your home and will work with you to secure the residence's financing and permits.

You design the home that you want. From the floor tiles to the trim, to the bathroom tiles, and everything in between, WMH puts you to work with their in-home designers to help finish the look of your house.

Once you have the design you want, the builder will order your home from the WMH's Engineering Department to complete the plans necessary to secure building permits while finalizing your financing.

Once the building permit process is completed, the site work can begin, and the foundation will be laid down.

In seven days, your home is built in the factory, and then it is prepped for transportation to your home site. The home is then transported as separate modules and then connected and secured on-site and left weathertight for your builder to complete the installation.

And once the home is up on the home site, your builder can then put in the final touches, such as electrical, plumb-

ing, and heating connections.

Once that is done, the exterior sliding is finalized, along with porches, decks, walkways, and garages.

A 10-year structural warranty covers all homes, and the builder will go over your home in detail to make sure everything is the way you want it.

Located in Wingdale, NY, WMH has recognized the many benefits of having homes built in a “climate-controlled” sage of the art factory in Windle.

Having the homes built in this environment, WMH is able to manage the cost and the quality of their homes while ensuring on-time delivery.

“We use the best quality materials so that you can enjoy your dream home for years to come,” said WMH.

They also strive for eco-friendly home building by recycling their materials.

With their WMH Green Initiative, the drywall scrapes are shipped to mills to be recycled into lime for farming. The cardboard, electrical wire, plywood, and other materials are also sorted and recycled.

WMH are energy-efficient, which is the key component of the Westchester Modular Building Green Program, where they use R-21 wall insulation and R-38 ceiling insulation that is the start of a highly energy-efficient home.

Furthermore, Andersen 400 series low 3-glass windows are filled with argon gas, which significantly reduces energy consumption.

When it comes to sustainable construction and value, WMH says it is the most viable option for a home that reduces your energy cost and your carbon footprint.

For more information about WMH, visit www.westchestermobular.com.



The Westchester Modular Ranch will be distinguished from traditional style ranches by exterior treatments and the true cathedral ceiling, fireplaces, wet bars, large master bath suites, and other amenities.

Cape homes feature the simplicity of a classic Cape Cod style with the efficiency of modular construction.



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Top left to right: The back deck staircase, just off the kitchen, leads down to the fenced in yard that circles around to the back patio, koi pond, and gated entrance guarded by stone lions. Bottom left to right: The stoned front of the house is a pleasant surprise that catches your eye as you pull up the drive, and the private deck off the living room is perfect for barbecues or enjoying the afternoon sun.



Peace and privacy

STORY AND PHOTOS BY AUTUMN SCHANIL



Turning up the secluded driveway set back away from the road, this contemporary home sits just at the top of the hill surrounded by 25 acres of both open and wooded property. You're met with the singing of birds, sun spilling through the clouds onto the stone walkway, and a sense of peace and privacy.

Two stone lions greet you at the gated entrance to an old koi pond, and a stone platform sits near the house where a greenhouse once stood — with the potential to again host a beautiful greenhouse, a work shed, or a separate artist studio space.

"It's a beautiful piece of property," Licensed Real Estate Broker Dawn J. Curreri stated looking out past the house, "and it offers a lot of privacy."

Walking down the stone walkway to the front door, stone



CONTINUED ON PAGE 16H



The kitchen could easily be considered one of the main attractions of the house, seemingly made for chefs, with high-end ovens, a walk-in pantry, large central island and plenty of space to entertain. And when you're done with snacking and dining, you could head downstairs to the wet bar to finish out the evening next to a cozy pellet stove.

CONTINUED FROM PAGE 15H

steps lead to the small stone porch big enough for a few comfy chairs to drink coffee or tea in the mornings.

"Wait until you walk inside," Curreri said as she opened the front door.

A beautiful foyer comes into view with vaulted ceilings, wooden floors, and light spilling in from tall windows located in the rooms to the left and the right. A short hallway leads to a large open living room with a double sided stone faced fireplace, large windows, and a deck that overlooks a fenced in yard.

"The owners were definitely

entertainers," said Curreri, walking into the kitchen, "and I'm assuming really loved cooking."

With two high-end ovens, a convection oven, an industrial refrigerator, a walk-in pantry, and a large center island with both a sink and composter, it was clear that it was a kitchen made for chefs, plenty of cooking, and nights of eating with friends or family.

To the left of the kitchen is a butlers pantry leading to the large dining room beyond. The master suite is also on this level with a private deck, his and her closets, a soaking jet tub sur-

CONTINUED ON PAGE 18H

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"A Guide to Great Hiking in the Upper Delaware Valley and Catskill Park"

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And don't forget, hikers take a little free time to explore our great communities.

Print edition will be inserted into the May 20 Sullivan County Democrat.

Online publication will be featured on the Sullivan County Democrat's new website - www.scdemocratonline.com - which recently surpassed the 750,000 page view mark in just seven months!

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SCD_FindYourTrail_Flyer3_2022



Left to right: The master suite on the main floor has a luxurious stone shower and a soaking jet tub. The living room is airy and sunny with tall windows overlooking the back deck complete with a double sided stone propane fireplace, and an elevator down to the lower level.

CONTINUED FROM PAGE 16H

rounded by bright windows, and a grand stone shower.

An elevator, that was put in several years after the house was originally built, leads to the lower level - to the large finished basement with two bedrooms, a large walk in shower next to glass doors leading to the back patio, a living room at the bottom of the stairs, a pellet stove and a fantastic wet bar. Another room at the far end of the

hallway has the potential to be an additional bedroom, a workout room, or an office.

"The house has so much potential," Curreri said, "and the owners really put a lot of thought into how everything was laid out."

For more information or to see the house contact Dawn J. Curreri at dawn.eaglevalleyrealty@gmail.com or call 845-541-0496.



home features

MLS No: 6172954
Price: \$595,000
Acreage: 25.9800
Bathrooms: 3
Bedrooms: 3
Type: Single Family
Style: Contemporary
Total Square Feet: 4,500
School: Wayne Highland
Year Built: 2007
Features: Cathedral/Vaulted/High Ceiling, chefs kitchen, close to school, close to shops, dual sinks,

elevator, walk out basement, central vacuum, soaking tub, dishwasher, wetbar, finished basement, koi pond, three car garage
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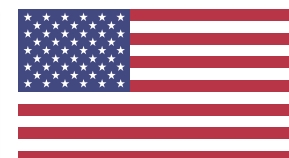
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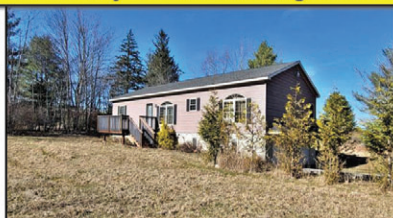
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Sales down, prices soar in Sullivan County real estate market

BY FRED STABBERT III

The first quarter of 2022 is a tale of two cities for the Sullivan County housing market. Single-family home sales dropped by 20 percent – from 344 in 2021 to 275 in 2022 – but prices continued to soar, as the median price of a single-family home increased 20 percent year over year.

Partly a reflection of supply and demand, there are now 520 less homes on the market today in Sullivan County than in 2019 – from 817 to 297. That’s a 63 percent decrease.

The precipitous drop in inventory is partly to blame for the higher sales prices.

That coupled with more buyers seeking to locate in Sullivan County has fueled the latest

boom.

The tale is similar throughout the Hudson Valley, according to Hudson Gateway Association of Realtors (HGAR), who released the first quarter figures last week.

According to HGAR, which coordinates real

CONTINUED ON PAGE 23H

SULLIVAN - First Quarters 2019-2022					% Change
Property Type	2019 Q1	2020 Q21	2021 Q21	2022 Q21	2021-2022
NUMBER OF SALES					
Single Family Houses	197	210	344	275	-20.1%
Condominiums	2	2	1	3	200.0%
Cooperatives	-	-	-	-	0.0%
2-4 Family	8	11	18	13	-27.8%
Total	207	223	363	291	-19.8%
MEDIAN SALE PRICE					
Single Family Houses	130,000	162,250	222,000	267,000	20.3%
Condominiums	59,250	58,500	100,000	159,000	59.0%
Cooperatives					
2-4 Family	80,000	130,000	130,000	200,000	53.8%
MEAN SALE PRICE					
Single Family Houses	155,023	194,553	260,864	319,015	22.3%
Condominiums	59,250	58,500	100,000	156,333	56.3%
Cooperatives					
2-4 Family	85,250	121,481	150,761	196,462	30.3%
END OF QUARTER INVENTORY					
Single Family Houses	817	653	314	297	-5.4%
Condominiums	7	3	3	4	33.3%
Cooperatives	1	0	1	1	
2-4 Family	41	30	26	20	-23.1%
Total	866	686	344	322	-6.4%

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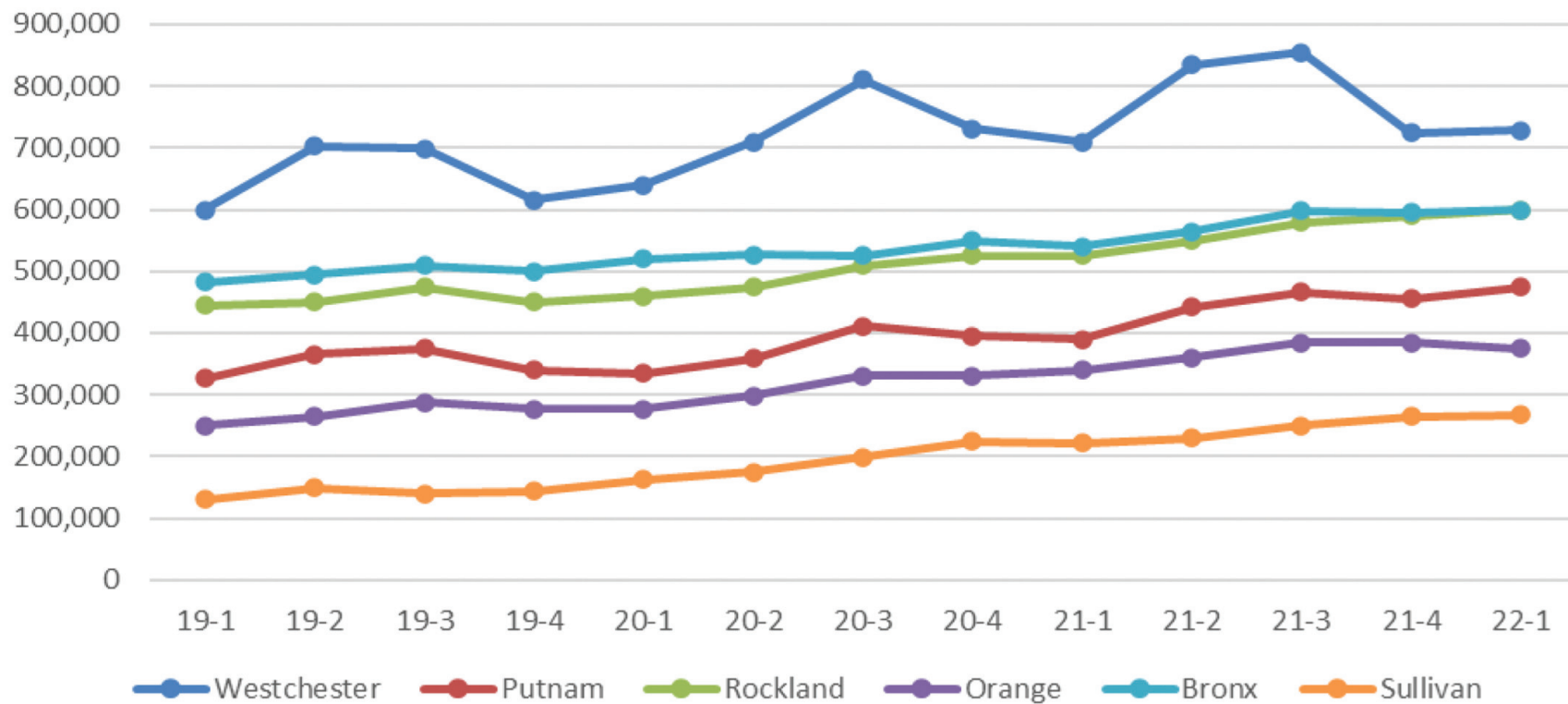
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Median Sales Price Single Family Houses 2019 - 2022 1st Quarter



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estate sales in a six-county region, “It has been apparent for some time that affordability issues are becoming critical in many part of the OneKey geography.”

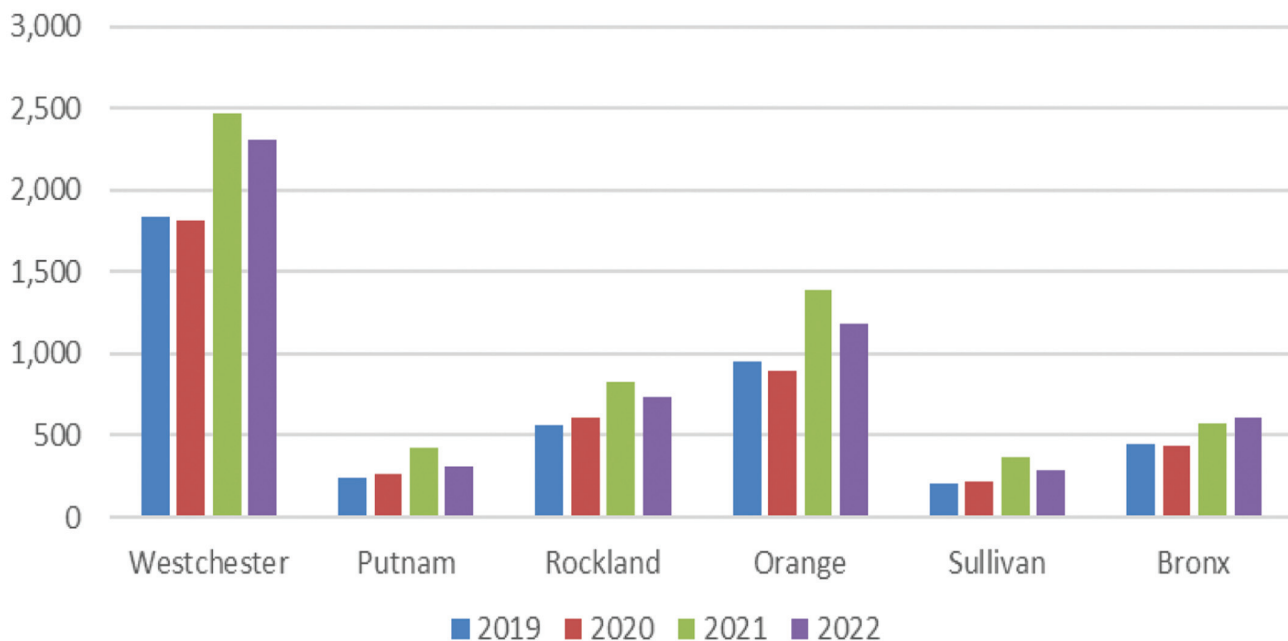
OneKey MLS helps facilitate sales in six counties, namely Sullivan, Orange, Rockland, Putnam, Westchester and the Bronx.

“A dearth of inventory continues to plague the market in all parts of the OneKey footprint,” HGAR reported. “The market is also facing dual headwinds [that include] rising interest rates and increasing inflation.”

However, HGAR said real estate has remained rather resilient as a strengthening economy in the Hudson Valley leads the way.

Single family home prices in Sullivan County have doubled since 2019 – from \$130,000 on average to \$267,000.

FIRST QUARTER 6-COUNTY TOTAL RESIDENTIAL SALES 2019 - 2022



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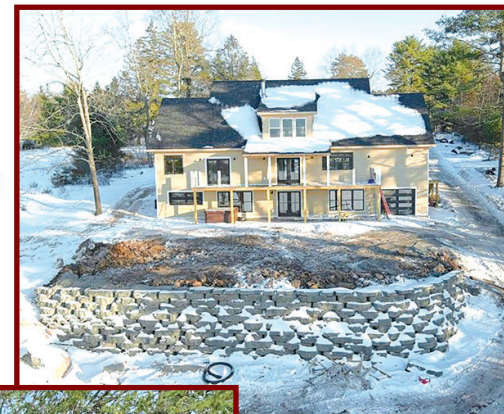
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How to stay safe on DIY projects

Home improvement projects can be costly. Depending on the scope of the project, the choice of materials and the skill level involved to see the project through to successful completion, homeowners could be on the hook for thousands of dollars or even more when renovating their homes.

One popular way homeowners look to cut such costs is to do some, if not all, of the work themselves. Indeed, do-it-yourselfers can save a considerable amount of money. Estimates from the U.S. Census Bureau's American Housing Survey indicate that homeowners can save anywhere from 50 to 80 percent on DIY projects compared to what they might pay for comparable work to be performed by a contractor. However, the key there is "comparable." Cost overruns could derail DIY savings rather quickly if homeowners have little renovating skill or experience. But homeowners' wallets aren't the only thing in jeopardy if a DIY project goes awry.

Renovation projects require attention to detail, and that includes an emphasis on safety. Homeowners who are injured on DIY projects may face costly medical bills, while projects that are completed without incident could later pose safety hazards that require work to be redone, which is both expensive and a threat to personal safety in the interim. DIYers need not be discouraged

from taking projects on themselves, but they should heed these tips to stay safe when working on their homes.

- Make sure you choose the right ladder. DIYers may spend ample time shopping for drills and other electronic tools and gadgets that are fun to use. But ample time also must be afforded to the type of ladder you intend to use on a project. Estimates from the West Bend Insurance Company indicate that roughly 90,000 people visit the emergency room due to ladder accidents each year. Never use a broken ladder or an aging ladder that's uneven. In addition, do not use a ladder that forces you to reach far away. If you're leaning while using a ladder, the ladder is either too short for your project or positioned too far away from the wall. The National Home Security Alliance advises DIYers to place their ladder one foot from the wall for every four feet it rises above the ground. Test your ladders for their sturdiness prior to beginning work so you aren't tempted to use a subpar ladder.

- Be especially careful with power tools. Power tools can do a lot and they're fun to use. But it's important that DIYers do not let fun distract them from safety. The Power Tool Institute urges power tool users to wear personal protective equipment,



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Know your power tools and the conditions they are in before using.

including eye and hearing protection and a dust mask, whenever using power tools. The PTI also advises users to make sure tools are powered down before plugging them in and to inspect the tool before using it. Inspections can confirm that all guards are in place and that tools are up to the task at hand. Much like it's unsafe to overreach on a ladder, overreaching when using power tools increase the risk for mistakes, accidents and injuries.

- Avoid electrical work.

Complicated electrical work is best left to the professionals. Estimates from the Electrical Safety Foundation International indicate that electrical malfunctions cause

more than 50,000 house fires each year. Such malfunctions can occur for myriad reasons, and a lack of experience working with electrical circuits and breakers could make homes vulnerable to malfunctions and fires. It's also worth noting that homeowners' insurance policies may not cover damage caused by DIY electrical work. So at the very least homeowners should contact their insurance providers to determine if any accidents or injuries caused by DIY electrical work would be covered by their policies.

DIY renovation projects can save homeowners a lot of money, but those savings aren't worth compromising your safety and the safety of your loved ones.

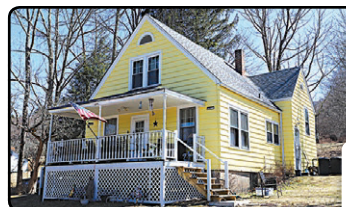
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