

A
Sullivan County
Democrat
publication
MAY 2022

PRICELESS

Home in the Country



Voted Best Real Estate Guide in New York State

Recent Home Sales

1. MLS
6178597
Schumacher Rd
Barryville
Two Story



3 BR / 2 BA
Acres: .44
Sold For: \$130,000
Property Tax: \$4500
Square Footage: 1764
Built: 1959

Listed By: Gibson McKean,
Gibson McKean Inc.
Sold By: Gibson McKean,
Gibson McKean Inc.

2. MLS
6158248
Hankins
Chalet



2 BR / 1 BA
Acres: 5.5 acre
Sold For: \$229,000
Property Tax: \$2800
Square Footage: 1000
Built: 1978

Listed By:
Rosemarie DeCristofaro,
Callicoon Real Estate
Sold By:
Megan Kinealy-Hill,
Country House Realty Inc.

3. MLS
6155957
Spielman Rd.
Jeffersonville
Contemporary
two story



Acres: 2.03
Sold For: \$259,000
Property Tax: \$8400
Square Footage: 2188
Built: 1989
Listed By: Warren

Blumenthal, Catskill Sales
Associates, Inc
Sold By: Loretta Wolf,
Diane C. Butler

4. MLS
6140752
Old Loomis
Road
Liberty
Craftsman



4 BR / 2 BA
Acres: 2.07
Sold For: \$300,000
Property Tax: \$8000
Square Footage: 2350
Built: 1910

Listed By: Caroline Akt,
Caroline Akt Realty
Sold By: Dorian Jennings,
Elliot & Pomeroy, Inc.


5. MLS
6150066
Budd Road
Woodbourne
Ranch



3 BR / 2 BA
Acres: 5.10
Sold For: \$375,000
Property Tax: \$9550
Square Footage: 2392
Built: 1993

Listed By: Patrice Greco,
The Sunshine Group Real
Estate Corp.
Sold By: Non SC Board
Member

6. MLS
6162543
Buck Brook Rd
Roscoe
Contemporary



4 BR / 3 BA
Acres: 5.43
Sold For: \$651,000
Property Tax: \$10,780
Square Footage: 1977
Built: 2006

Listed By: Joseph Freda,
Matthew J. Freda Real
Estate
Sold By: Lynn Freda,
Matthew J. Freda Real
Estate

7. MLS
6134221
Deforest Rd
South
Fallsburg
Contemporary



3BR / 4 BA
Acres: 2.11
Sold For: \$765,000
Property Tax: \$11,926
Square Footage: 2676
Built: 1997

Listed By: Diane Silver,
Keller Williams Hudson
Valley
Sold By:
Jill Halpern-Steingart,
Rieber Realty Inc,

8. MLS
6144402
Bethlehem
Rd.
Callicoon
Center
Farmhouse



4 BR 4 BA
Acres: 27.10
Sold For: 1,270,000
Property Tax: \$11,500
Square Footage: 3414
Built: 1885

Listed By: Joseph Freda,
Matthew J. Freda Real
Estate
Sold By: Eric Freeland,
County House Realty Inc.



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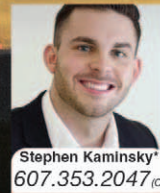
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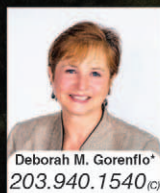


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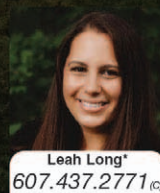
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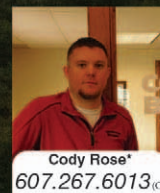
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Cochecton farmhouse and more

BY AUTUMN SCHANIL

Callicoon resident and developer Irene Nickolai recently launched the boutique real estate firm theupstatebroker.com – where she is both owner and lead broker - on Upper Main Street in Callicoon, located in the Historic Boarding House she had restored adjacent to the infamous Western Hotel. Representing both residential and commercial properties she brings a roster of professional photographers to provide the best interior and aerial images that highlight each of the properties she represents.

Her newest listing hitting the market in early June, is a Country Farmhouse located on ten lush acres in the town of Cochecton. Surrounded by fruit trees and hay



fields, this country estate is its own little slice of paradise with sweeping views, rolling lawns and mature trees. A beautifully detailed wrap-around porch connects to a gazebo and back deck, offering incredible country vistas and a place to sit to enjoy evening sunsets with a tea or

cocktail in hand.

Full of upgrades the main house features 25 foot ceilings with floor to ceiling windows, a 2 story stone fireplace with multiple seating, dining and entertainment areas including a baby grand piano.

A dramatic staircase leads to the

oversized master bedroom with magnificent sunrise and sunset views, complete with walk-in closet, a steam shower and max air soaking tub! The fully renovated kitchen is modern and sleek with lots of cabinet space, marble countertops, Wolf cooktop, DCS Range, radiant floor-



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CONTRIBUTED PHOTO
This lovely farmhouse is as beautiful inside as it is outside with a wraparound porch for sunrises and sunsets, a sleek modern kitchen for entertaining, and a soaking tub in the main bathroom with a view - it's own paradise.



ing and stainless steel appliances. The center island is perfect for morning breakfasts with the kids or evening entertainment with friends.

The property has plenty of other out-buildings according to Nickolai, such as the two story six-car garage and carriage house. Three horse paddocks with electric fencing, a potting shed and a large fenced in veggie garden, This is a paradise for anyone who loves to get their hands in the earth to plant, grow, and harvest.

The Estate has easily become one of Nickolai's most loved properties

amidst an impressive selection of what she now represents in Sullivan County. A 20-year veteran of the Real Estate Industry, Nickolai was the founding broker for Douglas Elliman Commercial Division leading the award winning Nickolai team, as well as having been featured in some of the top industry publications from the Real Deal to Curbed, Real Estate Weekly, Brick Underground and many more.

After relocating from New York City to Callicoon, Nickolai became ensconced in the community producing hamlet wide events such as

the Callicoon ArtWalk, Dickens on the Delaware, and the Callicoon Country Fair, while also having a heavy hand in the rehabilitation of one of Callicoon's centerpieces - The Callicoon Depot. A two-term president of the Callicoon Business Association she is currently the executive director of I Love Callicoon, Inc which recently produced the Callicoon Porch Fest Music Festival celebrating the 50th anniversary of Woodstock.

Her passion for Callicoon and knowledge of the surrounding Catskills has brought Nickolai back

to what she does best - matching buyers and sellers in the area that she now calls home.

Some of her more recent sales include various homes in Lake Huntington, Hancock, North Branch and Callicoon to a 68-acre farm in Jeffersonville, 42 acres in Wurtsboro and most notably an 3 property assemblage on Restaurant Row on Kauneonga Lake in Bethel, NY.

For more information about this Cocheton Estate or to view other properties Nickolai and her team represent, you can visit theupstatebroker.com or call 845-887-9017.

IRENE NICKOLAI

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\$169,000 MLS # 6185103

Cochecton, NY Cozy and affordable manufactured home on level and sunny property. This home features 3 BRs, 2 full BAs. Kitchen open to the DR area and has wood-burning cooking stove as well as a separate gas range/oven. An addition to the home is a spacious living room w/access via french doors to a deck. Several fruit trees and blueberry bushes w/lots of space. Two outbuildings. Spectrum Internet is available at this location. Check out this property near Callicoon and Jeffersonville with close proximity to the Delaware River.



\$499,000 MLS # 22-641

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A home in the country begins with the driveway

STORY BY DEREK KIRK

METRO CREATIVE SERVICES PHOTO

It is almost once again the season for starting up that outdoor landscaping idea, filling in pot-holes on your dirt back road left agape from Winter's travels, tidying up the disheveled driveway, and other construction projects that require state-approved, quality aggregate products.

When choosing a business to purchase these necessary products from, look no further than the bluestone quarry at Jen Rutledge Materials!

After all, a driveway is the beginning of the path leading home, so allow Jen Rutledge Materials to be your source of products to construct that perfect route.

A proud, locally and women-owned business, Jen Rutledge Materials produces state-approved, quality aggregate products for surrounding area businesses, municipalities and townships, and property owners.

Owner and operator Jennifer Rutledge, along with her experienced excavating crew, offers freshly excavated crushed aggregate products for your next big (or small) outdoor project.

"We take pride in selling our products, and have amazing hard-working employees who take pride in their work," Rutledge said.

"It's rewarding at the end of the day seeing our products all around the county and the area."

Don't let your dreams to renew that unfinished driveway with quality, local products speed away! The busy season at Jen Rutledge Materials is just getting started,

and they are ready for you!

Rutledge says being busy can be tough, but that she and her team have the experience and skill to keep up.

Originally a division of Rutledge Excavating Inc., Jen Rutledge Materials now is proudly independently owned and operated.

Support local, women-owned business and join the many customers around the area who are

taking advantage of the deals provided by Jen Rutledge Materials and starting on their dream projects this season.

The ideas for projects are endless when using quality products, but you won't have to drive endlessly to acquire what you need. With the quarry located at 2434 Hancock Highway, Equinunk, PA 18417, the quality, local products customers need is a stone's throw away! Find the quarry between Rileyville and Lookout, with easy on/easy off access on Route 191.

Some of those products available for purchase include sand, bluestone, gravel, anti-skid, 2A Modified, #57/2B Stone, AASHTO #1, AASHTO #3, Rip Rap (all sizes), and many more aggregate-based products.

For pricing, questions, and suggestions, call the Jen Rutledge Materials team at (570) 224-4720 or visit their website page at www.rutledgeexcavating.com/quarry.

Don't wait! Get the materials to build your perfect path home, and any other project on your mind, with the help of Jen Rutledge Materials.



CONTRIBUTED PHOTO

When the driveway is what leads to home, you need quality products from Jen Rutledge Materials to make it so.

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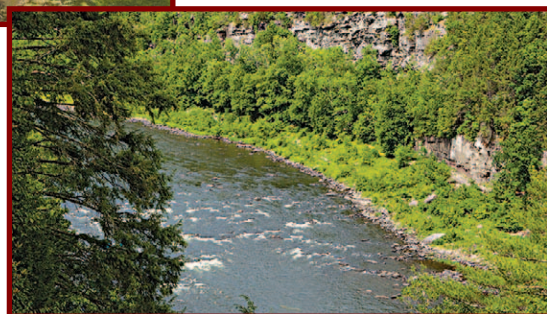


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BY JOSEPH ABRAHAM

OUTDOOR PHOTOS BY SEAN KUHN. INDOOR IMAGES CONTRIBUTED.
Enjoy a view of the Delaware River, with the hamlet of Callicoon waiting to be explored in the distance. The livingroom window lets in a lot of light and also takes advantage of the view seen below.



The darling on the Delaware

Each year thousands travel to this side of the world to enjoy the Delaware River, which at approximately 330 miles long, runs through five states.

In 2020, American Rivers, an environmental advocacy group, choose the Delaware as their River of the Year.

Many journey a great distance to enjoy river's bounty, but imagine not having to travel far at all in order to enjoy it.

With this home, located on 2587 River Road in Damascus, PA, that isn't a mere thought, but rather a reality.

The house is a gem for anyone who appreciates the classic American style in which it was built. The charm of the front porch, alone, is like something from "It's a Wonderful Life".

The well-maintained 1,200-square foot three-bedroom, two-bath-room home boasts views of the river from the front porch and two of its three bedrooms.



CONTINUED ON PAGE 14H



CONTRIBUTED PHOTOS

Head up the front porch steps and pay this Damascus home, located on River Road, a visit. Once inside you'll fall in love with its classic American style and charming kitchen. The future homeowner has the world at their finger tips when it comes to the unfinished attic. From more guest rooms to an at-home office space, the possibilities are endless. After a long day's work, relax with a bath.



CONTINUED FROM PAGE 12H

But according to Callicoon Real Estate LLC's Rosie DeCristofaro, the river views aren't even the best part. "It's the location," she says. "You can walk to Callicoon."

The charming river hamlet, only a short walk from this home, has a grocery store, shopping, restaurants and several places to have a cocktail or other locally made spirits.

Not only is all of this in close proximity, but it also comes at much lower cost.

"You have Pennsylvania taxes with all the New York advantages," said DeCristofaro. "[Callicoon is] just a walk across the bridge away."

If you enjoy going for a swim or kayaking, you're in luck, as the home is less than a quarter mile away from a public access point.

On days when you'd rather relax at home instead of exploring the Callicoon social scene, sit by the backyard pond and enjoy the outdoors or take a trip to the "Boathouse," as the current owners call it.

Formerly a garage, the "Boathouse," with a now tiled floor, is a great place to unwind if you want to step out of the house and read a book. It can also be a playroom for kids.

The home's large unfinished attic,



with three rooms, also has great potential. Build another bathroom or create a couple of guest rooms to entertain friends and family who come for a visit.

Other possibilities include creating a home office, kids' playroom or entertainment area.

The attic, in addition to several other rooms within single family house, boast gorgeous hardwood floors.

As previously mentioned, there are two bathrooms, the largest of which is upstairs and includes a tub, providing a soothing escape from life's responsibilities.

This Damascus home offers great flexibility. It can serve as your year-round residence or a country retreat from the busy hustle and bustle of city life.

At the end of the day, it's the total package.

As DeCristofaro explains, "You can sit on your porch, see the river and see Callicoon ... how much better can it get."

For more info about 2587 River Road, contact DeCristofaro at 845-807-8506.

home features

MLS No: 22-1456

Price: \$379,000

Acreage: .27

Bathrooms: 2

Bedrooms: 3

Type: Residential - Single Family

Total Square Feet: 1,200

School: Wayne Highlands

Year Built: 1900

Features: Close to shops, river view, paved driveway, fenced yard, deck, porch, utility shed, clothes washer, dryer, dishwasher, gas oven/range, microwave and refrigerator.

Listed By:

Rosie DeCristofaro,

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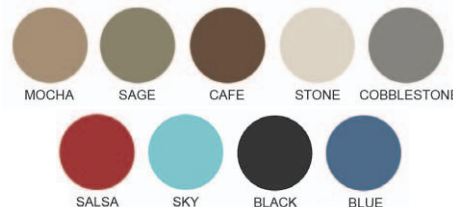
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The state of construction

BY CHARLES PETERSHEIM

Oddly, the one thing that accompanies all periods of economic expansion — optimism — is missing from this post-pandemic business climate;

antidote to the speculative recklessness that busts other go-go periods. By not enjoying the good times, the good times just might last longer.

loan closing staff have never been busier... working with borrowers to build the primary or secondary residence of their dreams."

Jim Crowley, code and zoning officer for the Towns of Cocheton and Tusten, counts more than double the amount of building permit applications he has received over the last year, and that doesn't count the time-consuming questions about zoning in the form of how many goats or chickens a property can have, or municipal searches that are required by title companies when real estate changes hands. Neither town has hired more help for their busy building departments.

Alan Madnick of Wyde Lumber says he's paying his team 35 percent more, and the compensation is not in the form of benefits but "straight into their pocket."

"People are really busy, but a lot of that is because they are two men down staff-wise and trying to do the same amount of work," he said.

While the State of the County is strong with records being set in real estate sales, tax collections and visitors, the challenges to monetize these opportunities are everywhere, nowhere more apparent than in the local construction world.

Help is hard to find, diesel fuel is nipping at \$7 a gallon, phones ring-



New Construction in Fremont.

even the busiest, money-printing companies are saddled with worry and concern about when the shoe that sinks the economy will drop. That exact caution could prove an

"Over the past 18 months, Jeff Bank saw a significant increase in residential construction lending," said George Kinne, President of Jeff Bank. "Our team of lenders and



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Charles Petersheim is the Owner of Catskill Farms, a land planning and home design/construction firm.



ing off the hook with 'ready to go' homeowners, the supply chain is impacting everything from PVC to paint and stain to electrical meters, and the unavailability of materials is sporadic, hard to predict and takes an all-hands-on-deck approach to charting these headwinds.

Mike Flannery from Northern Dutchess Hardwoods and Floor Coverings, who does a lot of work in Sullivan County, says his sales of tile, wood flooring and carpet "are up 40 percent, his wages are up 50 percent, and it's hard to find wood stain and glue."

Jerry Broskin of Smalls Plumbing and Heating, based in Monticello, says he, "... Has five guys and wishes he had two more."

Broskin says PVC and PEX has doubled in price and HVAC and heating units are up 10-to-15 percent.

Mike Taylor, owner of Combined Energy Services, recently posted on his Instagram page that his company has 13 job openings and that they can't find qualified service techs and CDL drivers. He recently posted a note on his pool supply store that tells any customer entering the store that because of the staff shortages he asks that cus-

tomers should be patient and that "rudeness will not get you anywhere except asked to leave."

Chris Wagner of Wagner Masonry is running five employees and could use three more.

"Without good guys we are in bad shape," said Wagner. "We try and pay them well and treat them with respect. It all boils down to help,

for not only us but for our suppliers [as well]."

Wagner said he thought a day would come when Sullivan County's labor pool would present challenges for businesses, but didn't anticipate it rising to this level of imbalance between supply and

Wagner Masonry setting concrete forms in Cocheton.

CONTINUED ON PAGE 18H

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CONTINUED FROM PAGE 17H

demand. "Honestly, this is a great time to be an employee," he said.

Wagner added he has seen significant increases in the prices of rebar, wire and concrete.

"We try not to pass it along to our established customers, but the new builder or homeowner is certainly paying more for everything to build a home," said Wagner. "I see one of the biggest challenges in Sullivan County right now is the building departments. They aren't set up for this type of increase in permits and inspections."

"Our workload keeps climbing," says Crowley, "and a lot of homeowners are doing it themselves or hiring contractors who aren't busy, meaning they aren't very good. Also, a lot of the land being built on now is challenging land, with issues and complexities that make it harder. A lot of the good land is long gone."

Broskin, Flannery and Wagner all bemoan the lack of young people. "Not only are a lot of people in

the industry aging out," said Flannery, "but there doesn't seem to be enough new blood of younger people coming into the game. That's a real problem."

There's a lot less people in the trades than there was 10 years ago," added Broskin.

All the business owners interviewed said that there is more local work than ever, with Wagner saying he's "never worked so close to home," consistently.

Steve Rosado of the Milford Hospitality Group observed the fundamental state of affairs in the local employment environment.

"For motivated employees, there has never been a better time to not only get a job, but to advance up the ladder," said Rosado. "I've never seen a situation where businesses are so thirsty for help, and willing to go to unprecedented lengths to attract, retain and promote employees."

Many Sullivan County construction industry veterans are minting profits currently, but not without a



Charles Petersheim and team at client appreciation night in Woodstock, NY.

lot of day-to-day problem-solving.

Just as many are like the castaway in a raft on the ocean, surrounded by water, but unable to drink it because of the salt content.

Quite a few businesses spend more time than ever fielding phone calls for exciting projects that they know they will need to turn down because of lack of help.

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The dos and don'ts of fire pits

Many homeowners relish any opportunity to retreat to their backyards, where they can put up their feet and relax in the great outdoors. That retreat-like escape is made even more relaxing when sitting around a fire pit.

Fire pits can be found in millions of backyards across the globe. Fire pits have become so popular that a 2016 survey of landscape architects conducted by the American Society of Landscape Architects revealed they were the most sought after outdoor design element. Fire pits remain wildly popular a half decade after that survey.

Homeowners who are only now joining the fire pit revolution can keep these dos and don'ts in mind as they plan their summer s'mores sessions.

DO keep the fire pit a safe distance away from the home. Fire pits should be located a safe distance from the home at all times, but especially when they're in use. Home design experts recommend keeping fire pits a minimum of 10 to 20 feet away from a house or other structure, such as a shed or a detached garage. The further away the fire is from houses and other structures, the less likely those structures are to catch on fire.

DON'T place the fire pit beneath trees or next to shrubs. Though fire pits should be kept safe distances away from a house and other structures, it's important that they're not placed beneath trees or next to shrubs. Shrubs and low

hanging branches can easily catch embers and be lit ablaze, so make sure fire pits are not placed in locations that increase that risk.

DO clean out seasonal debris. It can be tempting to let seasonal debris resting inside the fire pit burn away during the season's first s'mores session. But burning debris poses a serious safety risk, as embers can easily be blown out of the fire pit and catch nearby trees or shrubs or even a home on fire. The National Fire Protection Association advises homeowners that embers blowing from a backyard fire pose the same threat to homes as if they are from a wildfire.

DON'T let fire pits burn near flammable materials. Store firewood piles a safe distance away from the fire pit while it's in operation. It may be convenient to keep firewood right next to the fire pit while the fire is burning, but that increases the risk that embers will land on firewood and start a fire outside of the pit.

DO check the weather report prior to starting the fire. Windy weather increases the risk of embers blowing around and potentially landing on the house, other structures around the property or trees. If the weather report is calling for gusting winds, burn a fire on another night.

DON'T leave a fire pit fire burning. Unattended recreational fires are illegal and incredibly dangerous. Homeowners should never leave fire pit fires burning unat-

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With fire pits it's important to use the same precautions that you would with any other outdoor fire, such as heeding waste burning bans.

attended or allow fires to slowly die out overnight. Always extinguish the fire before going inside and stop adding wood to the fire roughly one hour before you plan to go inside.

Water or sand can be poured on ashes to extinguish the fire. Once homeowners are confident a fire has been extinguished, ashes can

be spread around to ensure there are no hot spots still burning. If there are, start the extinguishing process over again.

A night around the fire pit is a summertime tradition in many households. Safety must be as much a part of such traditions as s'mores.

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