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Sullivan County  
Democrat  
publication  
JULY 2022

PRICELESS

# Home in the country



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# Recent Home Sales

1. MLS  
6182340  
Bethel  
Township  
Two Story,  
Arts&Crafts



3 BR / 2 BA  
Acres: .26  
Sold For: \$85,000  
Property Tax: \$2,570  
Square Footage: 1,500  
Built: 1940

Listed By: Aaron J. Rein  
Sold By: Non Board Member

2. MLS  
6127105  
Thompson  
Township  
Ranch



2 BR / 2 BA  
Acres: .25 acre  
Sold For: \$107,000  
Property Tax: \$5,400  
Square Footage: 1,334  
Built: 1959

Listed By: Andrew  
Carlson, BHHS Peters  
Realty  
Sold By: Andrew Carlson,  
BHHS Peters Realty

3. MLS  
6130764  
Neversink  
Township  
Ranch



2 BR / 1 BA  
Acres: 15.69  
Sold For: \$281,000  
Property Tax: \$3,213  
Square Footage: 1,376  
Built: 1981

Listed By: James  
Karpowicz, Coldwell  
Banker Timberland  
Sold By: Theresa Rukus,  
BHHS Peters Realty

4. MLS  
6148287  
Fallsburg  
Township  
Cape  
Cottage



2BR / 3 BA  
Acres: 4.54  
Sold For: \$325,000  
Property Tax: \$6,557  
Square Footage: 2,007  
Built: 1937

Listed By: Ronny Murphy,  
Woodstock Way Realty  
LLC  
Sold By: Nancy Salvemini,  
cozy Catskill Realty


5. MLS  
6177324  
Rock Hill  
Contemporary  
two story



2 BR / 2 BA  
Acres: 2  
Sold For: \$405,000  
Property Tax: \$6,329  
Square Footage: 1,632  
Built: 2008

Listed By: Myrna  
Ginsberg, Myrna Ginsberg  
Sold By: Sean Drown,  
Resort Realty

6. MLS  
6166127  
Tusten  
Township  
Farmhouse



3BR / 2 BA  
Acres: .78  
Sold For: \$569,000  
Property Tax: \$6,869  
Square Footage: 1,652  
Built: 1915

Listed By: Dawn Curreri,  
Eagle Valley Realty  
Sold By: Brankica Curreri,  
Eagle Valley Realty

7. MLS  
6140676  
Lumberland  
Township  
Mini Farm



3BR / 1.5 BA  
Acres: 5.2  
Sold For: \$610,000  
Property Tax: \$8,981  
Square Footage: 2,052  
Built: 1963

Listed By: Katrina DeLeon,  
Gibson E. McKean Inc.  
Sold By: Katrina DeLeon,  
Gibson E. McKean Inc.

8. MLS  
6123951  
Delaware  
Township  
Contemporary



2 BR 2 BA  
Acres: 10.18  
Sold For: \$1,075,000  
Property Tax: \$15,650  
Square Footage: 1,704  
Built: 2017

Listed By: Eileen Jasper,  
Chapin Sotheby's  
International  
Sold By: NON Board  
Member



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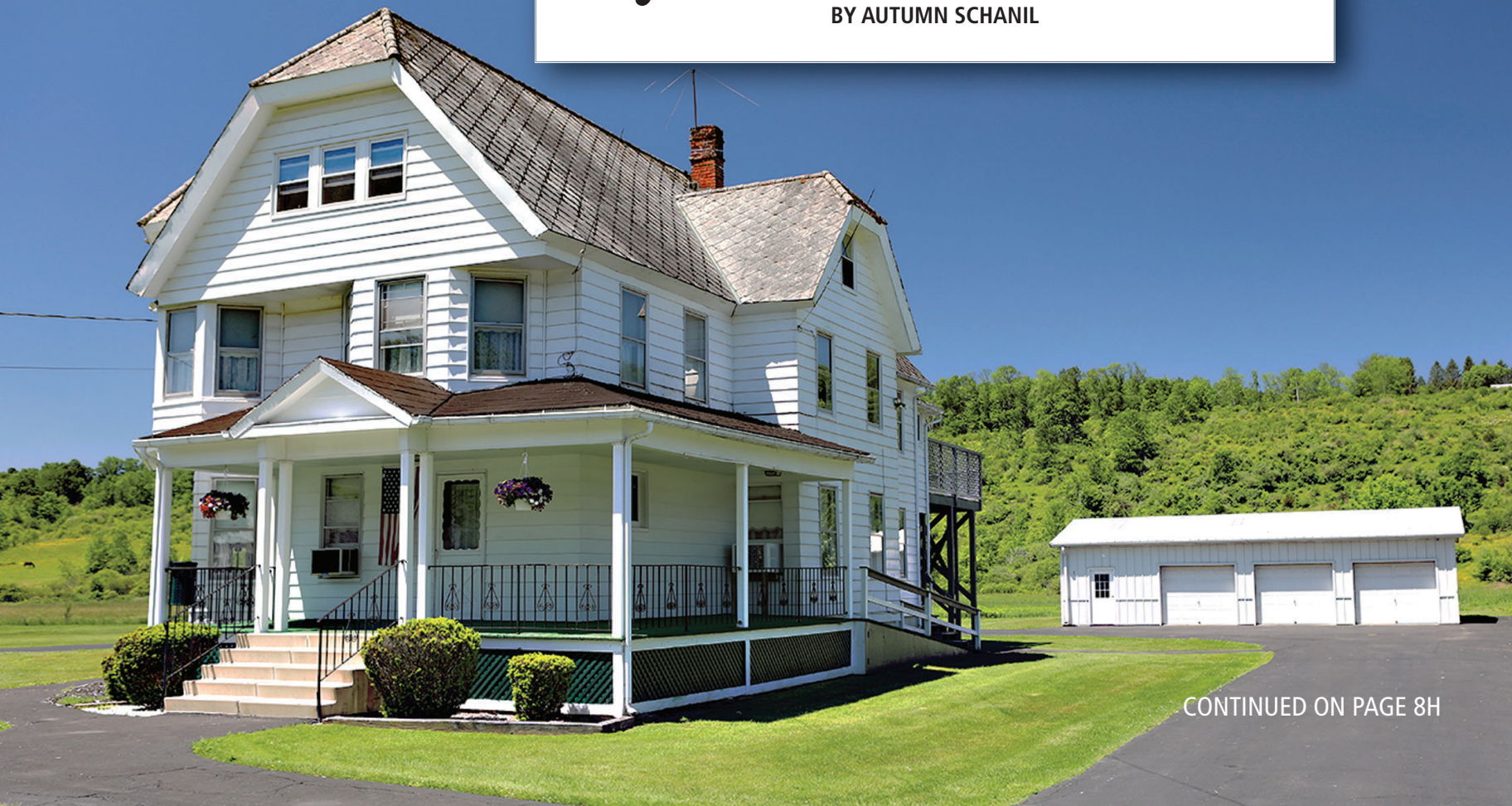
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The Callicoon location (above) is walking distance from restaurants, shops, and more in the center of town. The Jeffersonville location (below) is tranquil and just a short drive from Main Street shops.

# Space to suit your dreams

BY AUTUMN SCHANIL



CONTINUED ON PAGE 8H

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When Mark Murphy's twin brother, Matt Murphy - a funeral director in Callicoon for three years with the Stewart Funeral Service, Inc. asked Mark if he would be interested in becoming a partner in the funeral business, he didn't hesitate. Mark left his job as an electrician, attended mortuary school, and then moved with his wife and two young daughters to Callicoon.

In 1990, together, they purchased the funeral home from the previous owners that has since been known as the Stewart-Murphy Funeral Home - offering a wide range of services and products, from traditional funeral services to cremation services.

"We have guided people through some of the worst times in their lives," Mark shared. "They have lost loved one's children, spouses, parents, siblings and dear friends. We see those people through those times. When you treat people as you would want to be treated, the personal rewards are great."

But as with all things, inevitable change has come to the Callicoon and Jeff locations, both now on the market under Matthew J Freda Real Estate Inc. The Murphy brothers recently turned 62, and their retirement planning has officially begun.

"Retirement may or may not come in a timely manner," stated Mark, "but planning has to begin at some point.

"We would of course like to see the funeral business continue, however these are in reality, just buildings. The Callicoon building, though built as a funeral home could be transformed into any retail space or residential space to suit anyone's wants or needs," continued Mark. "The Jeffersonville building was originally a residential home/boarding house that could easily be returned to that type of use or as another form of business. And both buildings have living quarters above the current funeral home spaces."

Walking around the Callicoon property with Real Estate agent Tom Freda, you can see and feel the potential of what the space could be, or what it could continue to be. Located right next to the movie theater and a short walking distance to the center of town, Tom envisions a new restaurant with outdoor seating and a night time fire space on the hill above it. The building in Jeffersonville could be an artist's building, or a retail space.

Selling the buildings of course is bittersweet for the Murphy brothers as they have grown to be



CONTRIBUTED PHOTOS  
The front windows in the formal living room of the Callicoon building let in plenty of natural light, which leads into the large living room beyond overlooking the back lawn. Upstairs are three bright bedrooms, and a large spacious kitchen with plenty of storage and a sliding glass door leading to the back deck.







The front entrance to the Jeffersonville property is open, airy, and quaint. It would be a great place to welcome guests to whatever you have in mind for the space, whether it be a residential home or business. The possibilities are endless.

## property features

### Callicoon Location:

**MLS No:** H6115461  
**Price:** \$399,000  
**Acreage:** .76  
**Bathrooms:** 1.5  
**Bedrooms:** 3  
**Type:** Commercial  
**Style:** Mixed use  
**Total Square Feet:** 2,600  
**School:** Sullivan West  
**Year Built:** 1954

**Features:** 1-car garage, a detached 4-car garage, shed, deck, covered patio, paved driveway, multiple-car parking lot on Upper Main Street  
**Listed By:**  
 Matthew J Freda Real Estate  
 21 Lower Main Street  
 Callicoon, NY 12723  
**Phone:** 845-887-5640  
 tom@fredarealty.com  
 joe@fredarealty.com

### Jeffersonville Location:

**MLS No:** H6179420  
**Price:** \$525,000  
**Acreage:** 1.1  
**Bathrooms:** 1.5  
**Bedrooms:** 3  
**Type:** Commercial  
**Style:** Mixed use  
**Total Square Feet:** 6,756  
**School:** Sullivan West  
**Year Built:** 1900

**Features:** The main building has a funeral parlor, office, and half bath on the first floor, a 3-BR/1-bath apartment on the second, and a full, heated loft on the third. House has a dug well and municipal sewer; oil-

fired boiler with radiators; window A/C. The comfortable guest/rental house has 2 BRs, a living room, kitchen and full bath in 1000 sf. The 3-car garage has electricity and water. This property offers easy access to the shopping and dining facilities in Jeffersonville and is a short drive to Callicoon, Livingston Manor, and Bethel Woods  
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CONTINUED FROM PAGE 9H

such a crucial part of the community, many people calling the funeral home and personally asking for them by name.

“I would never have imagined the amount of people that I have met over the past 31 years. We have been fortunate to be able to serve the people of the area, many of whom we now call our friends,” Mark said. “Having our children grow up here, being involved with the community we have met so many wonderful people. We would like the community to know that we are still OPEN and if anyone has questions, problems or comments regarding our future plans to please contact us.”

To see the Callicoon or Jeffersonville location, you can contact Tom or Joe Freda at 845-887-5640.



CONTRIBUTED PHOTOS

The Jeffersonville location was originally built as a family home and could easily be restored back as a family’s weekend getaway or a Catskill’s weekend rental. It also has a charming kitchen, which offers the perfect place to sit with your morning coffee and a newspaper.

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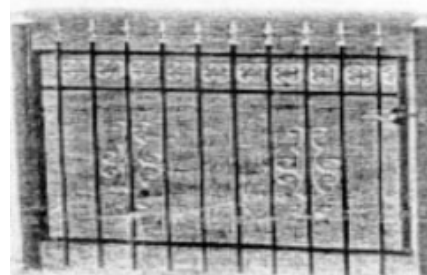
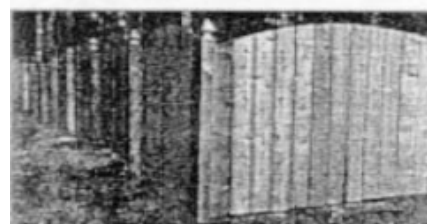
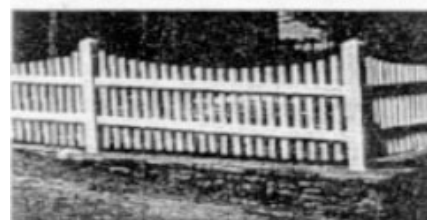
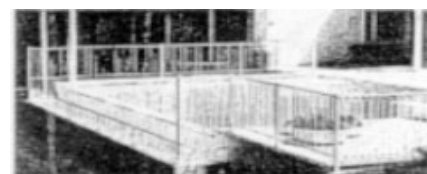
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# Historic yet contemporary

BY PATRICIO ROBAYO



Sullivan County has a rich farming history, and it's never more evident than when you take a drive on State Route 17B, where the farms with cows see your way through the heart of the county.

This 1800s converted barn in Cochection, New York—just 90 minutes from New York City—has captured all that was and can be in one location.

The current owners, Chris and Lisa Ravenscroft have

put their heart and soul into this refurbished barn on three acres of land.

Fully updated with two bedrooms and two bathrooms, this home has all the modern amenities while still keeping the look and charm of a vintage farmhouse and barn.

Once you enter the home you will be greeted by a warm and inviting living room with windows that flood

the space with natural light, from early sunrise to a bright harvest moon in the fall.

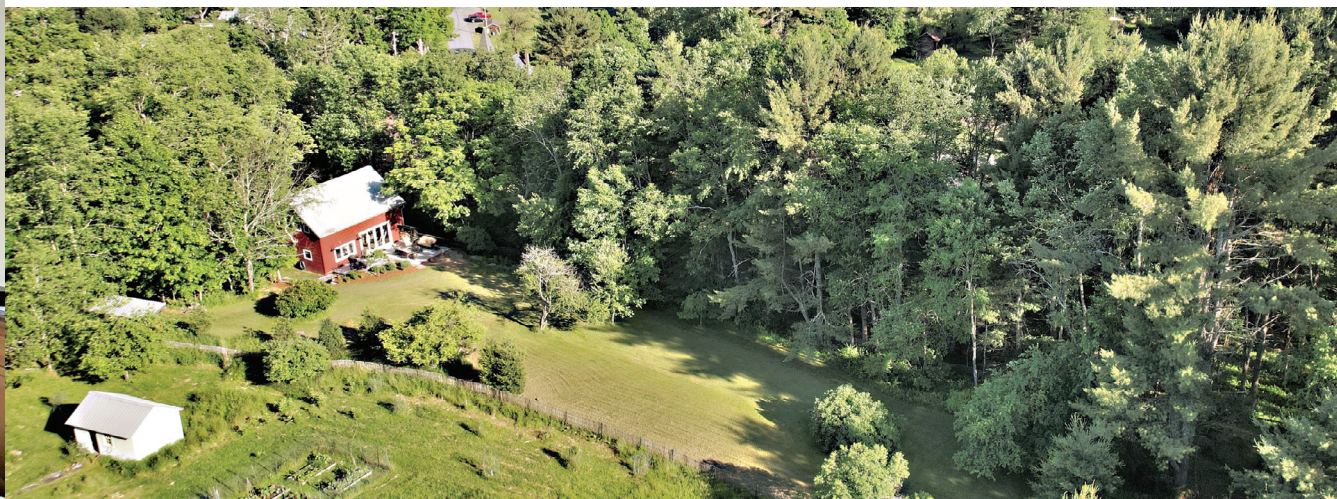
At a table near the window, overlooking the beautiful grounds, you can have your morning coffee or tea and watch the birds find the perfect twigs and leaves in the spring as they create their nests.

The all-original wide plank floors take you back to the days past, along with the rustic exposed beams

overhead. Sliding doors from the living room offer expansive views of the landscape as you step out onto the deck.

No rustic living room would be complete without a wood stove that can keep you warm during those cold winter nights in the Catskills as you catch up on the

CONTINUED ON PAGE 14H



CONTRIBUTED PHOTOS

Secluded in Cochection, this renovated 1800s barn (see top left) is tucked away but yet so close to all the Catskills has to offer.

Bottom Left: The living room is open and inviting while keeping the nostalgia of days gone by, but yet, has all the modern amenities you would want.

Top Right: Have your meal or just catch up with family and friends on the outdoor deck and stone patio while looking at the natural world around you.

Bottom Right: The kitchen, with full top-of-the-line appliances, blends well into rustic wood beams above and the plank floors below.



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Address: 31 Old County Road  
Cochecton Center, NY 12726.  
Property Type: Single Family  
Style: Converted Barn, Two  
Story  
Bedrooms: 2  
Baths Total: 2  
Sq Ft: 1,470  
Year Built: 1900  
Acres: 3.170  
School District: Sullivan West  
Amenities: 1st Floor Bedrm,  
Cathedral/Vaulted/High Ceiling,  
Chefs Kitchen, Close to Shops,  
Cottage, Deck, Dining Area,  
Double Paned Windows, Eat in  
Kitchen, Fenced Yard, Foyer,  
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## CONTINUED FROM PAGE 13H

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Entering into the perfectly designed kitchen, you are greeted with stainless steel appliances, including a Bertazzoni five-burner gas cooktop and oven, along with the Bosch dishwasher and handy pot filler.

The kitchen layout is perfect for serving up Sunday morning pancakes or roasting a turkey on Thanksgiving Day.

The Shaker-style kitchen cabinets are graced with “London Sky” Quartz countertops and open hardwood shelving with under-mount lighting; a Kohler apron sink and faucet further compliment the decor.

As you move upstairs, you’ll find the master suite occupying the entire second floor loft of the renovated 1800’s barn. It is not only spacious, but cozy.

A sliding antique barnwood door opens to the master bath that has a ceramic tiled walk-in shower featuring a handheld showerhead, foldable attached cedar bench, and a custom frameless glass door. Furthermore, the vanity offers double sinks with Kohler fixtures.

The second bedroom, which is on the home’s main level, has all the comforts of the master bedroom and continues with the original barn and vintage accents.

While the Ravenscrofts put all their attention to detail to make this home what it is today, they couldn’t have done it alone.

The Ravenscrofts said that it could not be



The master suite on the second level (pictured above) offers wonderful views from inside the house and maintains the rustic feel of the original barn throughout.

Also, the sliding antique barnwood leads you to the master bathroom (see below) which offers a dual sink and a stand-up shower and a custom frameless glass door.



done without their General Contractor, Chris Rodriguez from STJ Construction, who is local to the area.

“His crew also did the finish carpentry and the hardscaping, walkways, and stone walls. Chris completely understood our goal of preserving the antique barn esthetic while updating its systems to 21st-century standards. His enthusiasm and creativity provided a level of support and a commitment to the project, which made him and his crew a pleasure to work with,” said the Ravenscrofts.

To beautify the home’s outdoor space, the Ravenscrofts used a local landscaper from Damascus, P.A., Kristin Emmitt of Garden Creations.

“Kristin was a great listener and responsive to our requests. She and her crew helped us achieve naturalized landscape results which complimented our 1800s vintage barn and its tranquil setting,” added the Ravenscrofts.

And just a short walk from the home, you will find a trail to a stream that winds through the property and an abundance of wildlife.

With a short trip into town you will find dining and shopping, and the property is only a stone’s throw away from the historic Delaware River.

For more info about this home contact Malek Properties’ Carol Malek at 845-583-6333.

# Season opening summer projects

BY DEREK KIRK

Now that Spring has officially retired for another year, the Summer weather calls for spending more time outside - and for spending more time on those outdoor projects you've been waiting to get at.

The list of possible projects grows longer by the day, so here are a few ideas to give you and your busy hands a jumpstart on the summer.

Starting small is always a good way to get back into the swing of things.

One classic choice that is a sure fire way to upgrade your space is to craft a box garden that can find its perfect place belonging anywhere around the house, but sits especially well on the windowsill. This project idea requires two longer wooden planks, two shorter planks, and a bottom to hold your soon-to-be paradise for pollinators.

After the windowsill planter has been constructed, it's time to fill it

out with soil, nutrients, and flowers. Although it is more difficult for them to grow in the summertime due to drier soil and harsher sunlight, young plants can still grow with the appropriate love and attention. So while you're keeping up with your other projects, don't forget to water the new plants often and limit their direct exposure to sunlight.

Even though it may be a mini-addition to your home, it can make a huge difference for the pollinators and other helpful insects who look to assist flowering plants in their life cycle and preserve the summertime joy into the cooler days.

Speaking of getting back into the swing of things, there's no better place to recuperate from the day's heat next to your new floral add-ons than a swinging bench.

If you have the space, a swinging bench is a perfectly good excuse to take a break, grab a cool glass of water, and enjoy the time after remodeling.



CONTRIBUTED PHOTO

What about a classic summer porch swing?

Whether you're handy enough to craft one yourself, or purchase one from local businesses, having a place to sit and rest by yourself or with friends is a must-have for this summer.

When you're done resting and ready to get back to the beautification, another idea that could help light up the late summer nights are miniature solar-power lamps that

are stylish during the day time, and practical at night.

These environmentally-conscious lamps can line a walkway, driveway, or even give a twinkling spotlight to your new plants on the windowsill.

Of course, there is a great amount of work left that you want to do, but these suggestions are an easier way to kick off the summer season with some fun and interactive projects.



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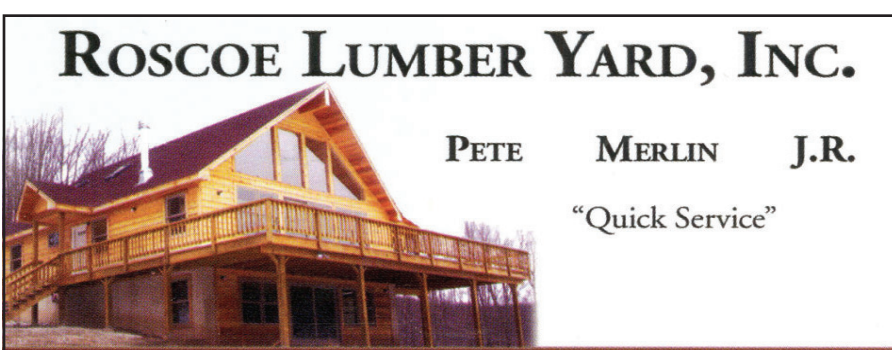
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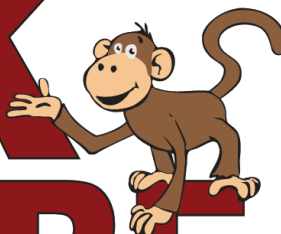
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# Budget landscaping

**M**any homeowners think they have to spend tons of green to get green in their landscape, but that isn't necessarily so. Homeowners can improve their landscapes without digging themselves into financial holes. These strategies can help anyone save some cash and still end up with attractive gardens and more.

- Use stones or gravel for a walkway. If commercially installed pavers or cement walkways are not within your budget, there are some affordable alternatives. Flagstone or individually purchased and spaced pavers and pea gravel can be used to create pathways. Some construction sites even offer free stones when asked. Soften the look with moss or other plants on the perimeter.
- Remove some lawn. Lawns can require hours of upkeep that may involve the application of expensive fertilizers and weed-killing products that are not always so eco-friendly. Reduce the size of a lawn by putting in a mixed planting bed of perennials or ornamental grasses, or use landscape fabric and mulch.
- Look for free mulch. Municipal recycling centers may offer residents access to free mulch made from grinding up leaves, branches and other plant debris collected throughout the town. Simply bring a few containers to the recycling center and spread the mulch for an ornamental look or to insulate landscapes over winter and protect against weeds.
- Repurpose old items into planters. Old wheelbarrows, barrels,

watering cans, and other items can be repurposed into container gardening vessels. Figure out if items marked for the garbage bin can be incorporated into garden features instead.

- Invest in plants that are easy to propagate. Perennials are the gardener's friend when it comes to saving money. These plants sprout anew each year, and many, such as sedum, catmint, ferns, hostas, and black-eyed Susans, can propagate by division. Figure out the best times of year to divide the plants and start growing them in individual containers before planting the sturdy new shoots in the ground. A single variety of plants grouped together in mass plantings is affordable and easy.
- Shop end-of season sales. Garden centers may begin to make room for holiday items come the fall. Take advantage of reduced costs on remaining plants and landscape accessories during this time of year. Plants can be covered or allowed to thrive indoors until they can be planted in the spring.
- Pool your resources. Homeowners planning on a big landscaping or revitalization project may want to speak with neighbors to see if they're interested in doing the same. Contractors guaranteed business from a few homes in the same neighborhood may be willing to negotiate lower prices for the volume of work on things like driveway repaving, deck- or fence-building, or installation of paver patios. Some handy ideas can help homeowners transform landscapes without spending too much.

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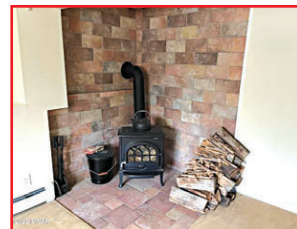


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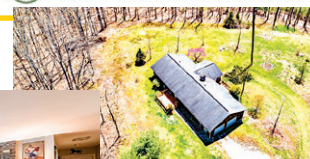


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# What to do with a home office after going back to work

**T**he number of professionals working remotely skyrocketed in 2020, when businesses were forced to close their offices in an effort to slow the spread of the COVID-19 virus. As the world transitions from the pandemic phase to an endemic phase, many office workers also are transitioning back to their offices.

A recent survey from the Pew Research Center found that 59 percent of workers in the United States are now working from home all or most of the time, while 22 percent are rarely or never working from home. In 2020, 70 percent of workers were working from home all or most of the time, while 17 percent rarely or

never worked from home. Those figures reflect that work life, albeit gradually, is returning to pre-pandemic norms.

As individuals find themselves going back to the office with increased frequency, they might be wondering what to do with their home offices. If space inside a home is at a premium, then repurposing a home office into a space that can be used more frequently is a great way to make better use of the existing square footage. The following are some ways homeowners can transform home offices created during the pandemic into more useful spaces.

- Go back in time. Perhaps the easiest thing to do with a home office that is no longer needed is to return the room to its pre-pandemic state. Because the shift to remote work was so sudden, many homeowners were forced to turn washrooms, breakfast nooks or areas of their basements into home offices. Returning those spaces to their initial functions can make a home feel less cluttered and add more room for residents to relax and get around.

- Create a new entertainment area. Many homeowners converted a spare bedroom into a home office during the pandemic. In such instances, guest beds and other furniture might have been moved into storage or even sold or discarded. Either way, that means the office was cleared of bedroom furniture. Now that the room no longer needs to be an office and now that homeowners have made due without the extra bedroom, the room can be converted into an entertainment area. Swap out the desk for a foldout couch that can still accommodate overnight

guests when necessary. Then mount a flatscreen television on the wall and utilize the room as a gaming room for kids or a film room/man cave for mom or dad.

- Create an in-law suite. The pandemic separated families, as people living in different households were advised to avoid gatherings to stop the spread of the virus. Individuals with aging parents may have felt particularly heartbroken by this forced separation, especially if their elderly parents were living in nursing homes that were stretched thin by staff shortages and other challenges. In the aftermath of the pandemic phase, families may want to invite aging relatives to live with them. Home offices can be repurposed into in-law suites so aging parents don't have to confront the isolation and loneliness many felt during the height of the pandemic.

As professionals return to their offices with greater frequency, they can transform their offices into spaces they're likely to use more often.

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# How to prepare for drought in advance

**D**rought is becoming a more frequent problem. According to NASA, the last 20 years have produced some of the driest conditions in the American west on record. When drought occurs, it is now more severe and pervasive than it once was, which underscores the importance of planning for drought before it occurs.

Government efforts to combat climate change, which NASA indicates is behind the increase in drought over the last two decades, might produce large scale change needed to protect against drought. But there's also steps private homeowners can take to prepare for drought before it occurs.

- Check your well pump regularly. The U.S. Department of Homeland Security urges homeowners who have a well pump on their properties to check them regularly for leaks. If the pump turns on

and off while water is not being used, it has a leak. Addressing the leak promptly helps to conserve water, which is one of the most effective means to combatting drought.

- Plant native species. The U.S. Forest Service notes that native plants are adapted to the local climate and soil conditions. That means they will require less water and will be hardy enough to withstand heat waves in areas where especially high summer temperatures are the norm.

- Raise the blades on your lawn mower. The DHS notes that lawn mower blades raised to at least three inches encourage grass roots to grow deeper and hold soil moisture. That can help lawns survive drought without much intervention, including extra water during times when water restrictions are in place.

- Reseed lawns with drought in mind. When reseeding a lawn, con-



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sider the potential for drought. The DHS recommends individuals in areas affected or likely to be affected by drought plant drought-resistant lawn seed. Drought-resistant grasses, which include Bermuda and Zoysia grass, can withstand pro-

longed periods without water. However, before reseeding, consult a local lawn and garden professional to ensure the grass will thrive in your area.

- Devise a wise watering strategy. Come late spring, devise a watering strategy to take you through the dog days of summer. Water-efficient irrigation systems can protect flowers, plants and shrubs during prolonged periods marked by little to no precipitation. In addition, less water will be lost to evaporation when watering during early morning or evening hours when temperatures tend to be less extreme and the sun is not as high. If possible, hand water during these times of day or set irrigation system timers to do so.

Dry conditions are more common today than they were 20 years ago. That reality means homeowners must plan ahead as they try to help their lawns and gardens survive drought.



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