

A
Sullivan County
Democrat
publication
SEPTEMBER, 2022

PRICELESS

home in the country



Voted Best Real Estate Guide in New York State

Thank you for voting us the Best Home Builder/Contractor!



*“We’re family owned and operated,
so when you work with us,
you’re working with us.”*



1 Eagle Court, Sparrow Bush, NY 12780
Phone: (845) 856-7951 • Fax: (845) 856-0831
martellbuilders@gmail.com

**COLDWELL BANKER****TIMBERLAND
PROPERTIES**

WE'RE READY! ARE YOU?



OUR AGENTS SELL...

★ More Homes ★ In Less Time ★ For A Higher Price

MARGARETVILLE
(845) 586-3321

BOICEVILLE
(845) 657-4177

DELHI
(607) 746-7400

STAMFORD
(607) 652-2220

SIDNEY
(607) 604-4394

ROSCOE
(607) 290-4130

ONEONTA
(607) 435-3280

WWW.TIMBERLANDPROPERTIES.COM

OVER \$1 BILLIONS IN SALES | 7 REGIONAL OFFICES

Recent Home Sales

<p>1. MLS 6157169 Thompson Township Bi-Level</p>  <p>3 BR / 3 BA Acres: .28 Sold For: \$125,000 Property Tax: \$8091 Square Footage: 2160 Built: 2006</p> <p>Listed By: Beverly Need, BHHS Peters Realty Sold By: Beverly Need, BHHS Peters Realty</p>	<p>2. MLS 6181937 Bethel Township Cottage</p>  <p>3 BR / 2 BA Acres: .17 acre Sold For: \$235,900 Property Tax: \$2659 Square Footage: 1022 Built: 1935</p> <p>Listed By: Beth Johnston-Groth, Malek Properties Sold By: Judith Siegel, Catskills Buyer Agency</p>	<p>3. MLS 6148176 Rockland Township Lakefront Chalet</p>  <p>3 BR / 1 BA Acres: 020 Sold For: \$287,000 Property Tax: \$5203 Square Footage: 828 Built: 1975</p> <p>Listed By: Lillian R. Constant, Elliot & Pomeroy Inc. Sold By: Lillian R, Constant, Elliot & Pomeroy Inc.</p>	<p>4. MLS 111 Thompson Township Ranch</p>  <p>3 BR / 2 BA Acres: .44 Sold For: \$375,000 Property Tax: \$5924 Square Footage: 1476 Built: 1945</p> <p>Listed By: Haley Heins, Rieber Realty Inc Sold By: Haley Hein, Riever Realty Inc.</p>
<p>5. MLS 6181668 Thompson Township Log Chalet</p>  <p>2 BR / 2 BA Acres: .60 Sold For: \$490,000 Property Tax: \$7406 Square Footage: 1243 Built: 2004</p> <p>Listed By: Rosemarie DeCrisofaro, Callicoon Real Estate LLC Sold By: Daniel Gross, Callicoon Real Estate LLC</p>	<p>6. MLS 6178692 Neversink Township Colonial Farmhouse</p>  <p>3 BR / 3 BA Acres: 13.07 Sold For: \$565,000 Property Tax: \$4341 Square Footage: 2400 Built: 1850</p> <p>Listed By: Loretta Duarte, Elliot and Pomeroy Inc. Sold By: Loretta Duarte, Elliot and Pomeroy Inc.</p>	<p>7. MLS 6175216 Fallsburgh Township Colonial Lakefront</p>  <p>5BR / 4 BA Acres: 65.68 Sold For: \$800,000 Property Tax: \$17,956 Square Footage: 3252 Built: 2004</p> <p>Listed By: Alla Sienitsky, Resort Realty NY Sold By: Alla Sienitsky, Resort Realty NY</p>	<p>8. MLS 6177162 Fremont Township Lakefront Contemporary</p>  <p>4 BR 4 BA Acres: 6.06 Sold For: 2,600,000 Property Tax: \$27,437 Square Footage: 4430 Built: 2008</p> <p>Listed By: Robin Jones, Catskill Mountain Houses Sold By: Eileen Jasper, Chapin Sotherby's International Realty</p>



"The Catskill Renaissance"
We want to be a part of it.

Fairview  Hearthsides

Top distributor of

HEAT & GLO
No one builds a better fire

heatilator
The first name in fireplaces

Fireplaces



(845) 452-8444 · www.fairviewhearthsides.com

IRENE NICKOLAI

THEUPSTATEBROKER.COM

COMMERCIAL RESIDENTIAL LAND
DEVELOPMENT CONSULTING

CALLICOON NY 12723
845-887-9017

GET YOUR HOME SOLD

20+ Years Exp in NYC with Douglass Elliman
Pricing + Sales & Marketing Strategy
Professional Real Estate Photography



\$595,000

AUTO REPAIR SHOP WITH 1.8 ACRE LOT

The 3,650 sqft building on 2 acres includes ample parking in the front, side and back of the building for 140 + cars! MLS#:6111685



\$225,000

SMALLWOOD, NY 12778

Charming 4-bedroom home with dramatic screened in room perfect for entertaining or an artist studio! This year round home is located in the desirable hamlet of Smallwood with 100 acres of nature preserve, only 90 miles from NYC!



WESTERN

BAR ♦ SUPPER CLUB ♦ INN

Callicoon New York

Friday & Saturday 12-10pm | Sunday 11-10 pm
Sunday 11-9 | Monday 12-8 pm

T: 845.887.9871

22 Upper Main Street, Callicoon, NY 12723
westerncallicoon.com

105076



Michael's APPLIANCE CENTER

REDISCOVER FIRE



NAPOLEON

585 E. Main St, Middletown, NY
845-342-0369

M-F 8:30am-5pm,
Sat 9:00am-5pm, Sun closed
MICHAELSAPPLIANCE.COM



Journey of a Realtor in Sullivan County

BY ANNA MILUCKY

I have been fortunate in my professional life, enjoying close to a 40-year banking career so after retirement this past year, I felt the need to do something... so why not Real Estate? I have skills, it should not be too difficult to transition into Real Estate... so I thought. My third month into my new career and guess what? It's a bit more challenging than I thought... Hats off to my colleagues out there, you made it look easy!

Some takeaways – You cannot put real estate on the shelf. I am attached to my cell phone, more than I was to my first-born child. When going out of town, making sure I have access to Wi-Fi has taken on a new meaning. When a buyer makes an offer, it does not matter what I am doing, communicating/emailing, etc. is more important than a birthday celebration (sorry Danny).

Since this is 'Home In The

Country' Magazine, and it should not be all about me, here are some tips for homeowners that are planning on putting their home/property on the market... PLEASE declutter your home... clutter does not sell.

What sells is a clean look so the buyer can envision what the room looks like with their possessions in the home. Think about getting an inspection if you think there might be issues, especially if your oil tank is buried.

When you do hire a realtor, have some basic information on your property/home, lot size or acres/square footage, etc. If you made any renovations to your home, did you get a permit to do so?

Nothing is worse than selling your home as a 4-bedroom, 3-bath, when the municipality has you down for 3-bedroom, 1-bath. They might come knocking and asking you for updated engineering plans/permit,



ANNA MILUCKY

etc, which will cost you. So plan ahead. (They really do check, not kidding.)

When deciding on what your home is worth, think about what

homes in your neighborhood have sold for in the last couple of months. Your realtor will be able to give you some comps so you can decide on the asking price. When a home is priced correctly, it will sell a lot faster.

In conclusion, selling Real Estate has its peaks and valleys. This past weekend was a valley for me, back-to-back, property that was close to contract was pulled and an offer made was withdrawn.

Are you kidding me?!

So I took myself on a power walk, cleared my head and when the going gets tough you lean in!

Thanks for reading and I will see you behind the "For Sale" sign!

Anna Milucky is a Licensed Real Estate Salesperson working for Century 21 Country Realty on 504 Broadway in Monticello. She can be reached at 845-798-5910 or by email at annasellshomes61@gmail.com.

Callicoon
Real Estate LLC

(845) 887-4400
WWW.CALLICOON.COM
INFO@CALLICOON.COM

Seclusion & Privacy in Damascus, PA

Fantastic property for kids and dogs to run and play! No traffic noise, yet only minutes to Callicoon and the Delaware River. 3 bedrooms, 2 baths, fireplace.

Asking \$589,000



36 LOWER MAIN STREET, CALLICOON, NY 12723
INFO@CALLICOON.COM
SERVING NEW YORK & PENNSYLVANIA



100935

GLENN L. SMITH, P.E. CONSULTING ENGINEER, P.C.

P.O. Box 156
533 Broadway, Monticello, NY 12701

Glenn Smith
President

Ph: (845) 796-2216
Fax: (845) 796-2716
Email: gsmith.pepc@verizon.net

22413

Home in the Country

'Sullivan County Award-winning Real Estate Guide'

Published by
Catskill-Delaware Publications, Inc.

Publishers of the
**SULLIVAN COUNTY
Democrat**

(845) 887-5200
Callicoon, NY 12723

September 1, 2022 • Vol. CXXXIII, No. 25

Proud Member of

NYPA
NEW YORK PRESS ASSOCIATION

Serving the weekly
community newspapers of
New York State since 1853

MEMBER
NNA
NATIONAL NEWS PAPER
ASSOCIATION

Publisher: Fred W. Stabbert III
Managing Editor: Joseph Abraham
Editor: Matt Shortall
Sports Editor: Anthony Morgano
Editorial Assistants: Derek Kirk, Kathy Daley, Richard Ross, Jeanne Sager
Editorial Designer: Rosalie Mycka
Advertising Director: Liz Tucker
Assistant Advertising Director: Barbara Matos
Advertising Representative: Susan Panella
Production Manager: Petra Duffy
Business Manager: Sara Wendell
Assistant Business Manager: Patricia Biedinger
Telemarketing Coordinator: Michelle Reynolds
Classified Manager: Janet Will
Production Associates: Elizabeth Finnegan, Nyssa Calkin, Ruth Huggler, Rebecca Mochel, David Dann
Circulation Manager: Lillian Ferber
Circulation and Distribution: Anthony Bertholf, John Fischer, Phil Grisafe, Allan Davis



GENERAC®

Whole House Power GENERATORS

Financing Available
As Low As **\$80** Per MONTH!*

CALL NOW FOR FACTS!

The security and comfort of Home Back up Power is now more affordable than ever. Give us a call today for a free in home consult.



AMERICAN ELECTRIC, LLC
LICENSED ELECTRICAL CONTRACTORS

(845)932-8111 or (570)251-9990
or visit AEGenerators.com

All phases of electrical work
Line Extension & Bucket Truck Service

Trusted & Dependable Electrical Contractors for 30+ Years

LICENSED ELECTRICAL CONTRACTORS

RESIDENTIAL - COMMERCIAL - INDUSTRIAL

QUALITY & PRIDE BACK IN AMERICA

LISTEN LOCAL

WJFF-90.5FM

RADIO CATSKILL

PUBLIC RADIO FOR NY & PA

104308

74285

MAJEK FURNITURE



30 MATTRESSES ON DISPLAY

SLEEP BETTER TONIGHT!!!!

OPEN 7 DAYS

www.majekfurniture.com

MONTICELLO
312 EAST BROADWAY
(ACROSS FROM ALDI'S)
(845) 796-4800



Serta

WE MAKE THE WORLD'S BEST MATTRESS.™

FURNITURE FOR EVERY ROOM IN YOUR HOME!

58577

Merrell Benco

Insurance Agency



Personal coverage

- Automobile
- Homeowners
- Umbrella Policy

Business coverage

- Business automobile
- Package policies
- Workers' compensation



We are open to assist you by phone
and text at 796-1500, email, and online at mbagency.com

67 East Broadway, Monticello, NY 12701 • (845) 796-1500 • info@mbagency.com

Vacant Land

&

*Construction
Mortgages*

Jeff Bank is one of the few local banks that offer financing for vacant land. We offer loans for any size parcel as well as construction mortgage options. If you've found the perfect parcel, we have a variety of finance options available to you. If you're looking to build on that parcel, we can also help with financing. Our experienced lenders will work with you to put together the perfect package to fit your needs. To view all our products or rates, please visit our website at www.jeff.bank or call (845) 482-4000 to speak with a representative!



(845) 482-4000 • www.jeff.bank
NMLS # 405318

Member
FDIC



JOHN R. THEADORE

Attorney at Law, PLLC



When buying or selling a home, it is important to hire the right lawyer to help guide you through your real estate closing.



32 Lower Main Street, Suite 4, P.O. Box 182, Callicoon, NY 12723
john@jtheadorelaw.com • P: (845) 887-1855 • F: (845) 203-4141

www.jtheadorelaw.com



Family Owned & Operated since 1959

6978 Route 52 Cochection, NY 12726

Visit us at www.cochectonoil-propane.com

(845) 932-8483

**Fuel Oil • Propane • Kerosene
On-Road Diesel • Off-Road Diesel**

Free estimates for Installation work

LP tanks Available

Please follow and like us on  

HEAP Accepted • Major Credit Cards Accepted

Discount Farm Fuel • 20lb refills/exchanges

Emergency Deliveries



**26 Lake Drive
Highland Lake NY
12743**

\$845,000

A deep, gin clear, non-motorboat, spring fed glacial lake, the water is often reported to be rejuvenating and healing. With a white sand bottom, Lake DeVenoge is one of the most pristine you will find at a close distance to NYC.



**If you're thinking of buying or selling,
there's no better time than now!**



432 Black Forest Rd, Glen Spey, NY 12737

\$2,300,000

Unique fairytale home in the enchanted Black Forest colony. Resting waterfront on 28.7 acres with a gorgeous waterfall, 4 bedrooms, 3 bathrooms, inground pool, and guest house; this property is everything you've been dreaming of. With over 2,000 acres of recreational parkland for members only, call today!

GIVE US A CALL TODAY!
845-649-1720/Dawn cell
845-649-1228/Bill cell
Payneteam315@gmail.com
www.PayneteamRE.com



**286 Lakeview
Drive Road
Highland Lake
NY 12743**

\$1,400,000

It's been said that home is the nicest word there is, and this home is sure to make you feel that way. With 100% new construction, overlooking the alluring and expansive Highland lake, no detail was spared in creating a rich space of enjoyment and luxury.



3438 State Route 97, Barryville, NY 12719

\$1,300,000

Turnkey restaurant located in the heart of Barryville. Equipped with full kitchen and two pizza ovens, and both indoor and outdoor seating options. Call today.



BY PATRICIO ROBAYO

‘Estate’ of Mind

When you walk onto the 2.4-acre mini-estate in the heart of Monticello, N.Y., you feel at home with cozy surroundings leading you to the ultimate outdoor entertainment play area.

Built in 1974, this home had one owner who raised his family and created countless memories utilizing the many amenities this home features.

This single-family home features five large bedrooms, which includes a primary suite.

Entering the home, you are greeted with a hardwood floor living room that hosts a large window that captures the light from the outside.

The large window also makes for a scenic viewing area to watch the leaves change colors during the fall, watch the snow drift down in the winter, or the clouds fly by during the summer.

Past the living room is the dining room that has ample space to host your friends and family for a meal during the holidays or when you need a space to tackle that 1000-piece puzzle on a Sunday night.

Make your way into the custom kitchen, which is fully equipped with energy-saving equipment.

If you are standing at the kitchen sink, you can look up and have a clear view of the pool area, where you can watch your friends or family or the birds gathering for their morning rituals.

The kitchen also offers a walk-in pantry and leaves





CONTRIBUTED PHOTOS

plenty of space to whip up your next meal for gatherings or make scrambled eggs for your morning breakfast.

The kitchen area also features a den area where you can entertain or relax after drinking your morning coffee or tea next to your brick fireplace. Or you can grab your favorite hardcover or kindle and get lost in the adventure.

The main floor offers five bedrooms, which includes a primary suite with a jacuzzi and sauna, and plenty of room for your family and friends.

Downstairs, you'll find a large open plan in a completely finished basement.

Everything in the basement is custom-built and offers a wet bar. It also boasts plenty of storage and room to make the ultimate space for yourself.

The lower level not only has an open floor plan but also includes rooms that can be converted into home offices or workshops.

The garage is large enough to fit three cars while still having enough wall space to keep your equipment and for storage.

When you head to the backyard, you enter your outdoor oasis with a pool, tennis court, paddle ball court, a mini golf course, and a rock climbing wall.

Whether you want to just sit by the pool to read a book or host a pool party, there is something for everyone to enjoy with a professional landscape property surrounding

Top Left: Privacy is key when you are working on your backswing. The property offers a full tennis court with a paddle ball court only a stone's throw away.

Bottom Left: In the heart of Monticello, you will find this home estate that allows room to grow with your friends and family. With nearby attractions such as Resort World Catskills and Bethel Woods Center for the Arts, having fun at home has a whole new meaning.

Top Right: Whether you want to go for an afternoon swim or have a pool party, you will have plenty of space and privacy in your private swimming pool.

Bottom Right: Fore! Take a break from the day and play nine holes at your private mini-golf course. It's a great way to practice your putting skills in your backyard.stone patio while looking at the natural world around you.



CONTINUED ON PAGE 12H



Top: This estate features a finished basement with plenty of storage space. This lower level will be the perfect space to entertain friends and family with a wet bar.

Middle: Your family room brightens during the day while keeping you cozy at night. The living room has room for you to grow and customize with an open space layout.

Bottom: The den, located in the kitchen area, is the perfect nook for you to game plan your weekend getaway or space to catch up with the latest novel of your choice.



CONTINUED FROM PAGE 11H

you.

There will always be something to do, as the mini-estate is just minutes from the latest attractions in Sullivan County such as Resorts World Catskills, The Monticello Motor Club, and Bethel Woods Center for the Arts.

The home is listed by R.J. Katz Realty. For 51 years, R.J. Katz has been serving the Catskills in private and commercial properties.

Founded by Rubin "Ruby" J. Katz and is now owned and operated by Real Estate Broker H. Bruce Reynolds, who carried on the name of the company in honor of his good friend, Ruby.

"In his (Ruby) honor, and memory, I kept the name the same and ever since he passed away," added Reynolds.

Reynolds operates the company with his associate, Arthur Knapp. He says the best part of being in real estate in Sullivan County is "Meeting people in the customers and trying to help them by selling their property."

For more info about R.J. Katz Realty or this spectacular home, call 845-798-2126.

home features

Listing #: H6146873

Price: \$1,100,000

Street Address: 38 Dora Drive, Monticello, NY.

Square Feet: 3,232

Acreage: 2.4

Bedrooms: 5

Bathrooms: 3

Year Built: 1974

Type: Single Family Home

Features: Jacuzzi; Sauna; Fireplace; Wet bar; Fenced in backyard; In-ground pool;

Entertainment patio area; Custom designed playhouse; Tennis Court; Paddle Board Court; Miniature Golf Course; Central Air; Two-car garage; septic.

Listed by: H. Bruce Reynolds

Owner/Broker

R.J. Katz Realty

845-798-2126

Bruce@rjkatzrealty.com

**FROM WELL DRILLING TO WATER TESTING,
WE MEET EVERY NEED.**



Contact us for dependable drilling contractors who ensure your water systems are operating as they should.

**1-800-GO-TITAN
1-845-586-4000**

99053

264 Co. Hwy. 38, Arkville, NY 12406
www.titanwelldrillingny.com



Find us on Facebook



TREATED LUMBER... PLYWOOD... PANELING... INSULATION...

**Your
One-Stop
Lumber
Yard!**



**BISBEE
LUMBER & SUPPLY**

41 Yendes St.
Hancock, NY

607-637-2491

607-467-2884



Mon.-Fri. 7:30 am-5 pm;



Sat. 8 am-3 pm (Labor Day - Memorial Day)
8 am-5 pm (Memorial Day - Labor Day)

MOLDING... FRAMING LUMBER... PAINT... HARDWARE... TOOLS...

WOOD AND VINYL SIDING... CAULKING... PLUMBING... DRYWALL...

ROOFING... READY MIX CEMENT... ELECTRICAL... DOORS... WIRING...

Diane C Butler



Real Estate

**THE PATHWAY THAT
LEADS YOU HOME**



DIANE BUTLER
Principle Broker
NY 10351209241



DAWN ERLWEIN
Licensed Salesperson
NY 10401334542



GARY WOLZ
Licensed Salesperson
NY 10401262691



STEVEN BEESON
Licensed Salesperson
NY 10401354482

4861 State Rt 52, Jeffersonville, NY 12748

845-701-5753 • 845-482-2523

NY 10351209241 • PA SBR 002251

www.dianebutlerrealestate.com

<https://www.facebook.com/DianeButlersListings>



Charming Victorian in North Branch

STORY AND PHOTOS BY AUTUMN SCHANIL

Nestled in the hamlet of North Branch, this tall Victorian style home is set back from the area's main road, with a long sidewalk that leads up to the stairs of its spacious front porch — perfect for cozy chairs and early morning coffee as the sun makes its way above the horizon.

Purchased nearly 14 years ago by the current owner, the home was built in 1930 and once stood as a central boarding house when North Branch was a bustling destination.

With some very loving updates to make the first floor more spacious and the second floor more accommodating, the house is a wonder to walk through with beautiful hardwood floors, rich craftsman wood accents, and nine-foot custom decorated ceilings.

"The owner had a Russian artisan come in, so all the ceilings are custom done with each room having its own unique design," stated Real Estate

Agent Deborah Gorenflo looking up towards the intricate leaf and flower patterns of the large living room.

With a piano in one corner, and a wood-burning stove in an opposite corner, the open floor plan and oversized windows of the living room leave you with images of what could be - cozy couches, a reading nook, or maybe a night of chess or checkers by the warmth of the fire.

Across the hall another large room, perhaps a study, leads into a formal dining room with original wooden and glass cabinets built into the wall, and an eat in kitchen.

The kitchen could certainly be enhanced, perhaps boasting a center island with stools, tall cabinets or open shelving for storage, a breakfast nook near the window, and so much more.

CONTINUED ON PAGE 16H



home features

MLS No: 6187087
Price: \$325,000
Acreage: .50
Bathrooms: 3
Bedrooms: 5
Type: Single Family
Style: Victorian
Total Square Feet: 3,328
School: Sullivan West
Year Built: 1930
Features: First floor bedroom, Front porch, back deck, second floor balcony, eat-in kitchen, formal din-

ing room, foyer, hardwood floors, high ceilings, home office, oversized windows, wood burning stove, next to a running brook
Listed By:
Deborah M. Gorenflo
Licensed Real Estate Salesperson
Mobile: (203) 940-1540
Office: 607-290-4130, Ext: 104
Deb.Gorenflo@timberland-properties.net

CONTINUED FROM PAGE 14H

“The owner did as much as he could do here,” said Gorenflo, “but he really felt like it was time for someone to come in and give it vision. He would love to see this as an Inn or a Bed & Breakfast, or bought by a large family who would really appreciate the grandeur of the home.”

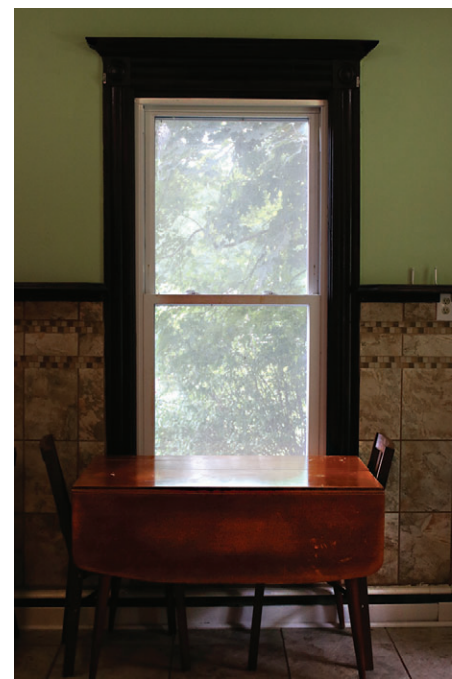
Off the kitchen is a back porch, recently re-built, that looks over the quiet backyard nestled in trees with a brook flowing just behind. The sound of the water and the wind in the trees would make for a peaceful night of reading in soft lights, a game of cards on a wicker sofa, or gooey s'mores eaten with sticky fingers by a fire in the center of the yard.

Walking back into the house, another door leads you to a large room that seems to have been used as a personal library, with books lined on shelves from floor

to ceiling. Back into the hallway, a wood-paneled staircase leads up to the second floor where four large bedrooms with oversized windows and the master bedroom ensuite are found. At the end of the long hallway is a door that opens up to a second floor balcony overlooking the hamlet, a little secret treasure on the second floor.

“The attic is also a great space. It's currently unfinished, but it's a large, open space and has a lot of potential for the right person,” Gorenflo said. “And the home is so close to everything. The quaint towns of Jeffersonville and Callicoon, the Delaware River; we have an endless amount of outdoor activities to be enjoyed in this area!”

If you'd like to see the house or get more information you can contact Deborah Gorenflo by phone (Office: 607-290-4130, Ext: 104 or by email: Deb.Gorenflo@timberlandproperties.net)



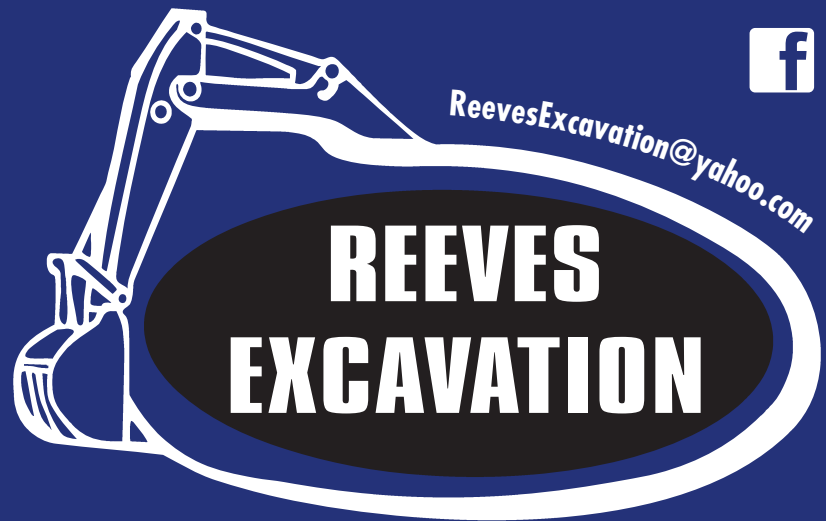
Top: The downstairs bathroom has beautiful tiled walls and windows that look out to the backyard. Bottom, Left to Right: The back porch was recently re-built with a door that leads straight into the kitchen where oversized windows can accompany a breakfast nook or table.

Your Land, Our Homes

From Site Planning to Punch List

Making it look easy for 20 years

www.catskillfarms.com



ReevesExcavation@yahoo.com



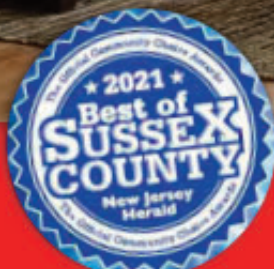
REEVES EXCAVATION

845.701.1409

**DRIVEWAYS - SEPTIC SYSTEMS
DRAINAGE - LAND CLEARING
DEMOLITION - SNOWPLOWING & REMOVAL
FULLY INSURED - FREE ESTIMATES**

91624

All the Big Names, Always the Best Prices



THE TRI-STATES LARGEST SHOWROOM
ROYAL
FURNITURE OF PORT JERVIS, INC.
FURNITURE & MATTRESS GALLERY

BUYER'S EDGE INC.

FREE NEXT DAY DELIVERY
126-128 Pike St., Port Jervis
845-856-4474
www.royaldelivers.com
NATIONWIDE DELIVERY AVAILABLE

104155

104292

Sales down, prices up in real estate

BY FRED STABBERT III

While the perfect storm of low inventory, rising interest rates and persistent inflation have certainly had their impact, home sales and prices in Sullivan County were still performing well during the second quarter of 2022.

The Hudson Gateway Association of Realtors (HGAR), of which Sullivan County is a member, released a report on the six-county region, which includes, Westchester, Rockland, Orange, Putnam, Sullivan and The Bronx.

Although single-family house sales fell 19 percent in the second quarter in Sullivan – from 337 in 2021 to 273 in 2022 – that total far surpassed the 2019 and 2020 figures of 218 and 196, respectively.

And while the number of houses sold started to decline in April, May and June of this year, the prices continue to climb, fueled by low inventory.

In the second quarter of 2022, the median sale price of a single-family home in Sullivan County rose 15.5 percent – from \$225,000 in 2021 to \$259,900 in 2022.

The median price is the price in the very middle of a data set, with exactly half of the houses priced for less and half priced for more.

The mean sale price – which is the sales price calculated by adding all home prices, then dividing that by the number of closed sales – rose 11.4 percent.

The mean sales price in 2021 was \$279,565 and the mean sales price of a single-family home in Sullivan County this past quarter was \$311,508.

However, the HGAR believes “the significant headwinds of a declining stock market, rising inflation, rising interest rates and the threat of a recession will continue to take their toll on the housing market.”

They added, “However, continued strong buyer demand, low inventory

SULLIVAN - Second Quarters 2019-2022					
Property Type	2019 Q2	2020 Q2	2021 Q2	2022 Q2	% Change 2021-2022
NUMBER OF SALES, 2ND QUARTER					
Family Houses	218	196	337	273	-19.0%
Condominiums	3	0	3	4	33.3%
Cooperatives	0	0	0	0	0.0%
2-4 Family	6	1	16	17	6.3%
Total	227	197	356	294	-17.4%
NUMBER OF SALES - YEAR TO DATE (6/30)					
Family Houses	415	406	681	549	-19.4%
Condominiums	5	2	4	7	75.0%
Cooperatives	0	0	0	0	0.0%
2-4 Family	14	12	34	30	-11.8%
Total	434	420	719	586	-18.5%
MEDIAN SALE PRICE					
Family Houses	148,700	175,000	225,000	259,900	15.5%
Condominiums	55,000		150,000	74,750	-50.2%
Cooperatives					
2-4 Family	125,000	125,000	194,500	212,000	9.0%
MEAN SALE PRICE					
Family Houses	188,348	208,452	279,565	311,508	11.4%
Condominiums	53,667		128,333	87,375	-31.9%
Cooperatives					
2-4 Family	121,667	125,000	210,219	251,412	19.6%
END OF QUARTER INVENTORY					
Family Houses	946	670	492	412	-16.3%
Condominiums	8	3	6	6	0.0%
Cooperatives	3	2	1	3	200.0%
2-4 Family	47	37	44	29	-34.1%
Total	1,004	712	543	450	-17.1%

CONTRIBUTED GRAPHIC COURTESY OF HUDSON GATEWAY ASSOCIATION OF REALTORS

Sullivan County's second quarter real estate report shows declining sales but increased prices, year over year.

and a strong labor market appear to be mitigating factors.

“Also, there have not been any significant price correction given the current economic headwinds,” the report states. “Depending on the length and depth of the recession (if there is one), the lower Hudson

River Valley and Greater New York Suburban real estate markets should continue to demonstrate stability going forward into 2022.

“So far, the housing market appears to be rising above the perfect storm,” the report concludes.



TEETERS

F u r n i t u r e

Established 1849

327 Main Ave., Hawley, PA

570.226.3112 • www.teetersfurniture.com



**Large Selection of
American Crafted Furniture.
Because
American-Made Matters!**

**Furniture You'll Love Today,
Tomorrow & Years to Come.**



Bassett



84301



Narrowsburg Electric

Serving Sullivan County

Voted Best Electrician for 8 years in a row

Residential • Commercial

All Types of Electrical Work • New Construction

Repairs • Rewiring

Richard Maloney

845-252-7116

73357

WAYNE COUNTY READY MIX, INC.

CONCRETE COMPANY



CONCRETE • MASONRY SUPPLIES

Retaining Wall Blocks • Concrete Pump Services

379 Grimms Road, Honesdale, PA 18431 | 570.253.4341 | Fax: 570.253.3450 | waynecoready@hotmail.com

60097

ROScoe LUMBER YARD, INC.

PETE

MERLIN

J.R.

“Quick Service”



607-498-4131 • Fax 607-498-5655

Box 100 • 25 Railroad Avenue • Roscoe, N.Y. 12776

RoscoeLumberYard@yahoo.com

53835

101365

woodstockwayrealty.com

we make it happen



Woodstock Way Realty^{LLC}

845-250-4200

call to list with us!

KETCHAM FENCING INC.

RESIDENTIAL • COMMERCIAL • INDUSTRIAL

COMPLETE LINE OF QUALITY FENCE

- All Types of Maintenance Free Vinyl Fence
- Chain Link - Galvanized or Vinyl Covered
- Decorative Aluminum Fences

- Wrought Iron Fences & Gates
- Railings
- Custom Wood
- Paddock Fencing

- Dog Kennels
- Tennis Court Enclosures
- Swimming Pool Enclosures
- Electric Gate Openers

386-1161 or 791-4311

19 Borden St. • Otisville, NY 10963



DELGARD
ALUMINUM ORNAMENTAL FENCE



Prompt Installation
Free Estimates

*Come See
Our Displays*



MEMBER AMERICAN
FENCE ASSOCIATION



'A full service real estate experience'

BY JOSEPH ABRAHAM



Diane Butler, right, and Dawn Erlwein at the Diane C. Butler Real Estate office in Jeffersonville.

Diane Butler has been involved in real estate for almost four decades. Two years ago she relocated her office space to Jeffersonville, which is conveniently located on 4861 State Route 52, not far off from the village's Main Street.

One of the first things she did was renovate it, paying homage to its days as an old cobblers building that's had a presence in the village since its inception.

"We brought everything back to what we thought it was like 80 years ago," she said.

Butler is the sole broker at Diane C. Butler Real Estate, which currently has two agents, Dawn Erlwein and Steven Beeson. They recently brought Gary Wolz, a real estate agent and appraiser on board. Butler is also looking to add an attorney in the future. On top of that, she recently partnered with veteran buyers agent Judy Siegel, owner of Catskills Buyer Agency.

"You'll be able to come here and have a full service real estate experience with many different facets [from] very professional and skilled people," said Butler.

Siegel noted that with single broker offices, it helps to have someone to work and collaborate with, and she looks forward to the new partnership with the team at Diane C. Butler Real Estate.

Many changes have occurred in the real estate industry due to the COVID-19 pandemic, including the increased use of technology, as well as virtual home tours. While they have adapted to offer clients that option, Butler said they're still a bit old-fashioned.

"We believe that we should know our clients and our customers," said Butler, "spending the time to help them get to know the

area. It's the country and so there's a lot of special things that we'd like to show them so they can experience all the things we love about being here."

She adds that they strive for clients to have a positive experience from start to finish.

"They understand that most everybody has lived here their whole lives," said Butler, adding that many members of the team are also very engaged in the community through a variety of charities and organizations. "They really want to make people as happy as we are. It can be a little culture shock. We have to get them to understand, there's deer, [other] wildlife, cows and all these wonderful things [in the country]."

Butler has been in real estate for a long time, constantly upgrading her skills as things have changed. For example, while places like the Delaware River and majestic wildlife like the local eagle population aren't new to the area, there are regulations and rules, zoning, etc. that are, which stresses the importance of buyers and sellers having representation.

"When I first started, it was a handshake, let's buy a house. But today, it's not that," Butler explains. "So we have to have a real fine tuned expertise level."

Butler also stresses that their relationships with clients doesn't end at the property closing.

"We're community minded," she said, "and are here [for] a long time afterwards. There's always somebody who has a question or can't find something. We're always around, because we live here and this is our investment."

For more info, visit <https://www.dianebutlerrealestate.com/> or call 845-482-2523.

MEET THE TEAM

Diane Butler, while noting she does a little bit of everything, from new construction to rehab projects, as well as residential and commercial, says she personally likes FHA deals and working with first-time home buyers. "I've had a lot of experience helping folks get into homes when they're starting their families," she said. "One of my most favorite stories, I helped a woman ... She had five kids. And a little one was so happy she got a bedroom because her brother snored. Well, that kid has grown up, bought a house from me and is on her way to be a doctor. So there are little things in there that I feel like it's more than selling a house. It's giving a family the start to grow their dream, and I find that to be something I really enjoy."

Sixth generation farmer **Dawn Erlwein's** family lost their milk market in 2018. They were paying a mortgage on another property, and Butler had someone looking, so Erlwein showed her that property. After the visit, Butler suggested she think about becoming a real estate agent. That winter she took a course and began working for Butler as their agricultural specialist.

Erlwein said she tries to listen to people's dreams, trying to match them up with a person/property that would be happy to have them there.

"My biggest thing is to present people with opportunities," Erlwein said.

"Obviously, farming is very hard, and a lot of [farmers] are getting older. So if they can have the opportunity to sell to somebody they'd like to or to make the money they can to live off of for the rest of their life, that's very big for me that I can help out with that."

Steven Beeson, like Erlwein, didn't necessarily plan to go into real estate, but he's known Butler since she sold him his house about 23 years ago. She convinced him to become an agent and to come work for her. "I've helped friends find homes, even though I wasn't a realtor, so [I figured I] might as well do it for those I don't know," he jokes.

While Beeson has some commercial listings, he said he enjoys working with residential properties the most and focuses on the West side of the County (Cochecton, Callicoon, Narrowsburg, etc.) Beeson's partner owns a production company and the two split time between Sullivan County and New York City.



Steven Beeson

Judy Siegel has been a buyer's agent for 30 years. She started Catskills Buyer Agency, and today works with real estate agent Jacquie Leventoff. When New York State made it that realtors had to choose whether they represent a buyer or a seller, she made the choice to concentrate on buyers.

"I love helping people find their dream home," said Siegel, adding that she enjoys listening to them, learning what they want, exploring properties with them and making sure their real estate needs are met.



Judy Siegel

Gary Wolz has about 1,000 properties under his belt, as he worked as a project manager in New York City for over 20 years, taking the lead on commercial evictions and repurposing those properties. He's currently a licensed real estate agent in New York and New Jersey, as well as an appraiser, working with his wife, Victoria, who started her own appraisal company 25 years ago. These experiences have made him familiar with all facets of construction, whether it be commercial, residential, mixed use, etc.

Working in real estate and appraising balances different interests. He enjoys helping buyers on the real estate side, while working with the nuts and bolts of a home on the appraisal side. Throughout all of it, he's gotten to meet and get to know many people, as well as areas.

While joking that he never has enough time to fish, Wolz adds, "I love the area. It's God's country to me."



Gary Wolz

J.B. MAK Building

Harman Stoves Authorized Dealer

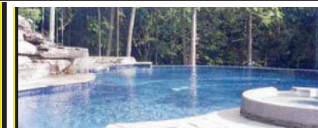
Installation • Services • Cleaning
Premium Hardwood Pellets

Lopi, Avalon & FPX Gas & Wood Stoves / Fireplaces
Louisiana-Pitt Boss Pellet Grills • Holland Gas Grills
Ph: 845-292-6338 Fax: 845-292-6352

4 BON JOVI LANE • LIBERTY, NY 12754 • www.jbmakrental.com

Clear-Rite Pools & Spas Inc.

EST. 1983



"A Lifetime of Enjoyment"

- Custom Residential & Commercial Ingrounds
- Vinyl Liner Specialists
- Complete Pool Renovations
- Heaters, Pumps and Filters
- Openings, Closings & Maintenance

www.crpsny.com ~ Youngsville, NY 12791
845-482-4646

Smalls Plumbing, Heating, and AC

Serving Sullivan County Since 1953



Specializing in all phases of service & installation...
plumbing, radiant heating, hot water/hot air heating, hydro air, air-conditioning
• AC Ductless Split Units • Water Treatment Systems • Geothermal Systems
CALL TODAY FOR ALL YOUR SERVICE NEEDS
Certified & Factory Trained Professionals in the Latest Technologies

"NO JOB'S TOO BIG FOR SMALLS"
FULLY INSURED

- 876 Old Route 17, Harris - 845-794-7780
www.smallshvac.com

TK CONST.

EST. 1985

It's Your Home... Have It Done Right

TKCONST.COM
845-292-2686

Residential & Commercial

Serving Sullivan County for over 35 years!

New Homes Log Homes
Total Renovations Additions
Custom Kitchens
Baths Decks Windows
Doors Siding
Structural Repairs
Garages Drywall
Metal Studs
Acoustical Ceilings
Jacking / Leveling

NOW HIRING!

CATSKILL CUSTOM CLOSETS

Closets ♦ Garage ♦ Laundry Room ♦ Pantry
Home Office ♦ Murphy Beds ♦ and More!

www.CatskillCustomClosets.com
(845) 794-6688 Monticello, New York

ORG HOME AUTHORIZED DEALER



Free in-home estimates



BLOOMING GREEN LAWN SERVICE

Ben Knight

Over 25 years of Custom Lawn Service

If it grows by day, have it cut by Knight

Spring & Fall Clean-ups / Firewood Available

Neversink, NY • (845) 985-0516 • www.bloominggreenlawnandlandscape.com



Fine homes for discerning buyers from
Sullivan County's top independent sales team.*

*#1 independent agency in sales volume + average sale price 2021, One Key MLS



countryhouserealty.net

howdy@countryhouserealty.net • 845.985.5116
7991 State Route 55 • Grahamsville, NY 12740

THE VINTAGE HOUSE

FURNITURE & LIGHTING GALLERY



Dare to be different!

4917 NY 52 Jeffersonville, NY
vintagehouse@NYheartwood.com
www.vintagehousejville.com



TLC

Construction

TENDER LOVING CARE

Tom Maus

Office: 807-7527

Cell: 807-7296

P.O. Box 188

Youngsville, NY 12791



\$220,000 MLS # 6201645

Come enjoy living in the charming hamlet of Callicoon in this 3-floor, 4BR, 3-bath farmhouse -- at an affordable price. A renovation has been undertaken, and you can live here while finishing it to your taste. Redundant heating /cooling systems include an oil-fired HW baseboard/conventional wall AC units plus mini-splits (heating & cooling). Hardwood floors. Spray-foam insulation. 1st floor has kitchen, DR, and a lg LR, + radiant-heated bathroom. 2nd floor has 3 BRs, full bath, and laundry. 3rd floor has a massive BR suite w/full bath. Basement has been framed for finishing. 1-g backyard. Walk to all of Callicoon's amenities.

Come enjoy country life! This cozy farmhouse has had numerous upgrades: insulation, new walls, new floors, new windows, new appliances, and new electric service. The central heat is oil-fired forced warm air, and the pellet stove keeps things toasty. Three bedrooms and 1.5 baths. The Long Eddy location provides municipal water. Spectrum high-speed cable makes it easy to work from home.

Enjoy the spacious front porch, the level yard with stone walls, and the beautiful creek out back. This is a nice, affordable place to call home.

Matthew J. Freda
Real Estate Inc.
Upper Delaware Country Properties
P.O. Box 335
21 Lower Main St., Callicoon, NY
845-887-5640
www.fredarealty.com

\$139,000 MLS # 6205686



Bring the Outdoors Inside

THE LAKE REGION'S LARGEST FURNITURE SHOWROOMS

**BEAUTIFUL
LAKE WALLENPAUPACK • PA**

Route 6

570-226-9726

**HISTORIC DOWNTOWN
HONESDALE • PA**

Church & 6th Sts.

570-253-1860

CHARMING MILFORD • PA

Route 2001 (Water St.)

570-296-9610



VanGorders.com



L A Z B O Y

ALL ROADS LEAD TO HOME...

We're here for all your driveway paving needs!

Paving | Asphalt Paving | Gravel or Loose Fill Paving | Power Washing
Asphalt Paving Repair | Asphalt Sealing | Tar & Chip | Sealcoating

FREE ESTIMATES!



"Cooper responded to our request for a quote on the same day we submitted it. They did an excellent job on our sealcoat. I highly recommend!"

—Michael W. ★★★★★

www.cooperpavinginc.com

845-361-1028



Whether you're planning a new system or replacing existing equipment,
WE CAN HELP!!

- Round Balers
- Rotary Rakes
- V Rakes
- Bale Wagons (Round & Square)
- Bale Wrapper (New & Used)

H&S EQUIPMENT
CLAAS Equipment



SMALL FARMING EQUIP.

Rutledge Repairs

Ron Rutledge

570-224-4319 cell # 570-468-2497 Damascus, Pa., 18415

674 Callicoon Rd.

- Conveyors
- Barn Cleaner Chains
- Power Silage Carts
- Silo Uploaders

A beginner's guide to fall planting and maintenance

Spring and summer are perhaps the busiest times of year for gardeners. However, fall also is a prime time to tend to gardens.

The tree and bare root retailer Bower & Branch advises that soil temperatures in many regions of the country may still be warm enough to encourage root growth well into the start of winter. Furthermore, fall is often the ideal time to plant, fertilize and keep a garden going or to get a head start on next year's bounty.

Here are some tips to make the most of the fall gardening season.

- Think about fall annuals and bulb planting. Near the end of September, start planting cool-weather-loving pansies and violas for pops of color as summer flowers fade. Also, it's a good idea to stock up on bulbs that will bloom in the months to come before they sell out in stores. Wait until the temperatures really cool down before planting them in desired spots for spring sprouts.

- Sow salad seeds. Lettuce, spinach, radishes, and arugula tolerate cooler

temperatures. Try new and interesting lettuce varieties and enjoy salads well into the fall season.

- Take inventory of the sun. Positioning a garden carefully means maximizing hours of sunlight, which begin to dwindle in the fall. Experts say gardens grow best in sunny locations that receive six hours of direct sunlight each day. This is where container gardens can be helpful, as they allow gardeners to move plants into spots that will get ample sunlight.

- Fill in landscaping gaps. Some fall plants can add color around the landscape and brighten up homes to add curb appeal. In addition to pansies and violas, asters, kale and chrysanthemums are fall blooms. Keep in mind that mums can come back year after year. So take them out of those flower pots and get them into the ground. They can be enjoyed next year as well, sprouting in early spring and developing leaves and buds through late summer.

- Clean up unwanted growth. Fall



PHOTO BY METRO CREATIVE SERVICES

Make the most of the fall gardening season with these tips.

is an ideal time to cut back spent vegetable plants and get rid of errant weeds. Rather than bagging leaves, mow them with a grass catcher and then add the mix to a vegetable garden as an excellent soil insulator. The nitrogen and carbon will fertilize the soil, enhancing growing possibilities and limiting weed growth.

- Propagate plants in the fall. As temperatures gradually begin to cool, start taking cuttings from perennials, gathering seed pods from azaleas and rhododendrons and dividing hardwood cuttings, says the resource

Gardening Know How. Consult with a garden center or horticulturist on the proper ways to propagate stems using rooting hormone and other techniques.

- Continue to water plants. Water is essential in the fall and winter as roots can still be growing. Gradually reduce watering duration as plants go dormant.

Fall planting and maintenance can extend gardening season and improve the chances of growing a healthy spring garden.

ALL DAY CONSTRUCTION

Seamless Gutters • Gutter Cleaning
Pressure Washing • Junk Removal

Servicing Sullivan County

631-741-3029

Senior/Veteran Discounts | Licensed & Insured



100866



Remodeling?



Renovating?



Developing?

----- Himanen Architecture PLLC -----

(646) 642-7267
the.vonz.himanen@gmail.com
Parkville, NY

Zoning, Filing, Permitting
Residential, Commercial, Interiors
Unpretentious, hard-working, family-owned

38 Dora Drive, Monticello
5 BRs, 3bths, 3,232 sq ft, 2.4 acre mini-estate.
Eat-in-Kitchen, dining room, hardwood floors,
in-ground pool, 2-car attached garage are just a few
of the many features.



\$1,100,000



\$274,000

29 White Sulphur Rd, Liberty 4 BRs, 2Bths,
1,995 sq ft, 1.3 acres home built in the 1940s.
Many updates done.

4 Tappan Road, Monticello
5 BRs, 2 bths, Commercial/residential raised ranch
on Cul-De-Sac, corner property on a dead end
road, 2 car attached Garage, Walk out Basement.



Pending

COMMERCIAL
RESIDENTIAL / LAND
R. J. KATZ
REALTY 50th YEAR
845-796-2624

14 Roosa Ave. • Monticello, NY 12701

C: (845) 798-2126 Office & Fax: (845) 796-2624

www.RJKatzRealty.com

Email: Bruce@rjkatzrealty.com



105101

**Is your
water safe
to drink?**



**Our Certified Laboratory is ready to
help you find out!**

**Scan to have your drinking water
questions answered.**



“Tested Water is Trusted Water”

Sullivan County Labs

845-704-8151

101135

Affordable ways to make homes more appealing to modern buyers

Home trends come and go. Today's must-have items tend to become tomorrow's outdated features in the blink of an eye.

Homeowners who plan to stay in their current homes for years to come needn't prioritize modern trends over personal preferences. However, homeowners looking to sell their homes can consider these favored features to increase their properties' appeal to modern buyers.

- **Separate laundry room:**

According to the National Association of Home Builders' 2021 What Home Buyers Really Want report, a separate room dedicated to laundry was the most desired feature among prospective home buyers. Though it might not inspire the awe of an outdoor living room or floor-to-ceiling windows overlooking a wooded backyard, a laundry room fills a direct and universal need. Perhaps that's why 87 percent of buyers want a room dedicated to laundry in a home.

- **Exterior lighting:** Drive through a modern suburban neighborhood at night and it won't take long before you realize the popularity of exterior lighting. And that's no coincidence, as homeowners everywhere appear to embrace exterior lighting. The NAHB report indicates that exterior lighting is the most sought-after outdoor feature. The good news for prospective sellers is that exterior lighting is an inexpensive and instant way to transform a property at night. Some solar-powered lighting along walkways and outside the front door can make a home feel more safe, while some uplighting of large trees in the backyard can produce a sight to behold once the sun goes down.

- **Energy-efficient upgrades:** Inflation has driven up the cost of



METRO CREATIVE SERVICES PHOTO

Kitchens are a good place to start to improve the appeal of your home.

just about everything over the last year-plus, and energy is no exception. So it should come as no surprise that 83 percent of prospective home buyers are looking for energy-efficient windows and appliances in a home. These features save money and benefit the planet, making them a win-win among buyers.

- **Patio:** Patio spaces have long been popular, but that popularity reached new heights during the pandemic. When forced to stay at home for long periods of time, millions of people longed for ways to spend more time outdoors without breaking lockdown rules. Patios provide outdoor living spaces, and 82 percent of buyers indicated they wanted a patio with their next property.

- **Side-by-side sink:** A double or side-by-side sink is among the more affordable features buyers are looking for. At less than \$1,000 on average, a side-by-sink is an affordable way to make a home more appealing to modern buyers.

Modern buyers want a lot out of their homes, and sellers can do their best to meet those desires while getting the most money for their properties.

Fully Insured **Free Estimates**

Dean Construction

& Home Improvement Corp.

We provide professional installation of roof, siding, windows, doors, decks, gutters and so much more!

(845) 985-2398

93622

96578



LIBERTY CHIMNEY & SONS

Mary & Devin Wallgren

- CHIMNEYS BUILT
- CLEANED
- CAPPED
- REPAIRED
- RELINED
- DAMPERS INSTALLED
- WATERPROOFING
- NFPA MEMBER
- STOVES INSTALLED
- CONCEALED INSTALLATIONS ON NEW STRUCTURES

[845] 583-5733 / [800] 858-SOOT



THE BOLD LOOK
OF **KOHLER**

A. ALPORT & SON INC.

VISIT OUR SHOWROOM IN SOUTH FALLSBURG, NY
NY STATE WBE CERTIFIED | (845) 434-7500 | www.alport.com



Dr. Jorge R. Delgado

- Board Certified
- Chiropractic Neurologist
- 30 Years of Experience

EFFECTIVE, NATURAL RELIEF FOR:

- Headaches, Dizziness
- Neck Pain, Tight Muscles
- Shoulder & Arm Pain
- Low Back, Hip & Leg Pain

Because of the current circumstances with the Coronavirus – COVID-19 pandemic to ensure your safety and ours we are taking every necessary precaution. Please take care to keep safe and healthy.




Providing Personalized Chiropractic care for the entire family in this community for over 25 years.

44 Lanahan Road, Monticello, NY 12701 -and- 111 Sullivan Ave, Suite 1-1, Ferndale, NY 12734

(845) 292-3455 • www.spineinorder.com

Most insurance & HMOs accepted

101329

MALEK PROPERTIES

(845) 583-6333

10 WALDHEIM RD, WHITE LAKE, NY

VIEW ALL MLS LISTINGS AT WWW.MALEKPROPERTIES.COM

FULL SERVICE REAL ESTATE BROKER

RESIDENTIAL ♦ COMMERCIAL ♦ LAND ♦ FARMS ♦ VACATION HOMES ♦ RENTALS

Celebrating 25 Years! Serving Sullivan County & Surrounding Areas!



MULTI-USE ON "THE WOODSTOCK WAY"

RT-17B corner property, 2 lots, large 4 BR house & barn in a Bethel hot spot. Fields, woods, large frontage. Perfect for residential, commercial, farming, retail, Airbnb, etc.! Moments to Bethel Woods, restaurants, lakes & state parks. **\$499,900**



NEW LISTING IN COCHECTON

3 BR, 2 BA Ranch on 3 acres is a comfortable & affordable choice! Open plan w/woodstove, MBR suite, 2 decks, 2 sheds & lovely grounds. Near Bethel Woods, Callicoon, Narrowsburg, Delaware River & multiple lakes! **\$194,900**



COUNTRY CONTEMPORARY WITH POND

3 BR, 3 BA home with lots of light and warm wood-work throughout. Bethel location is beautiful with almost 7 acres of property to enjoy. Deck, balcony, 2 car garage and above-ground pool. Very close to Bethel Woods, lakes and restaurants! **\$449,900**



SMALLWOOD SWEETHEART

Lovely 2BR cabin w/original charm & details intact, features large LR, enclosed porch, deck, garage & full basement. Lake community offers swimming, boating, fishing, sports courts & trails. Near Bethel Woods, restaurants & fun! **\$224,900**



**Ranked #1 Sales Agents in Sales Volume
for 2021 by OneKey MLS!**



**If you're thinking of buying or selling,
there's no better time than now! Give us a
call today!**

845-649-1720/Dawn cell

845-649-1228/Bill cell

Payneteam315@gmail.com

www.PayneteamRE.com

BOYES & TORRENS CONSTRUCTION, INC.

— Fully Insured —



Kitchens • Baths • Doors
Windows • Decks • Siding
Seamless Gutters • Garages
Custom Homes • Additions

boyesandtorrens@gmail.com

(845) 295-5462

844 Aden Road, Parksville, NY 12768

105157



Building Traditions
Specializing in Kitchens and Baths

Linda Lee Babicz
845-482-2021

SHOWROOM LOCATION

4886 State Route 52, Jeffersonville, NY 12748

buildingtraditions1@gmail.com

Like us on Facebook @ Building Traditions

82404



LIBERTY FINE FURNISHINGS & UPHOLSTERY

199 SOUTH MAIN STREET, LIBERTY, NY 12754

FORMER CHARLIE BARBUTI BUILDING + 845-693-4894 + C: 516-924-1721

LIBERTYFINEUPHOLSTERY@GMAIL.COM + M - F 10-5; SUNDAY BY APPOINTMENT; CLOSED SATURDAY

Fabulous Finds & One of a Kind!



104821

Contact us at our
Tyler Hill office:
570-224-6446

RE/MAX
WAYNE

416 Main Street, Suite A
Honesdale, PA 18431
Office: (570) 253-9566
Cell: (570) 647-8388 Bill
Cell: (570) 647-5536 Ryan
bphil@ptd.net rwphillips2301@gmail.com



Bill & Ryan Phillips
Phillips Realty Team

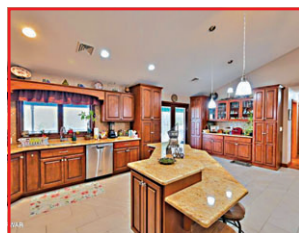
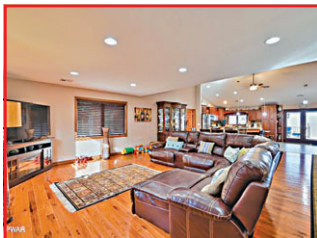
Each office is independently owned and operated.

**CUSTOM BUILT,
ONE-OF-A-KIND HOME!!**

\$1,100,000

This very unique home has two separate living areas for family or friends. Master suite, granite countertops open concept dining/living room. Lower level a total of 4 bedrooms and 2 full baths, kitchen, living room, and laundry room. An amazing family/rec room, games, large tv's, dining/card tables and commercial appliances for a variety of food preparation, beautiful back yard with views, skeet shooting area, above ground pool, large trex deck with open or covered areas. Did I mention a Koi pond on the 21 acres that comes with it?

COME TAKE A LOOK!!



SALES • RENTALS • SERVICE • SINCE 1986

LET US HELP YOU UPGRADE YOUR HOME!

**WE HAVE A HUGE SELECTION OF
LARGE AND SMALL EQUIPMENT BY...**

**AMERICAN
LANDMASTER**

Mahindra
Tractors & Utility Vehicles

STIHL  **PROFESSIONAL POWER
DR
DONE RIGHT**

GENERAC

AND MORE!



**CALL
NOW FOR
DETAILS!!**

THE RENTAL CENTER OF MONTICELLO
845.794.0100 / rentalcentermonticello.com
150 Bridgeville Rd. Monticello, NY

104756



**Eagle River
Realty, LLC**

53 Stewart Ave., Roscoe, NY 12276
845-397-1937

WWW.EAGLERIVER-REALTY.COM

**Demand The Best
for Your Real Estate**

Your real estate, whether it's your home, ranch, commercial property or land, is possibly the most important asset you own. Ensure that you have the best marketing working for you.

What You Should Demand:

- #1 Web Presence¹ #1 Real Estate Company⁴
- #1 Advertising Exposure² #1 Agent⁵
- #1 Buyer Database³

Only **United Country**® has been recognized as the best in these and many other important services you need when selling your property. Call United Country today and let us put this unique program to work for you.

104998



1. Ranked #1 in internet searches on hundreds of property search terms, advertising on more than 1,000 sites.
2. The only company advertising local properties locally, regionally and nationally in internet, print exclusive catalogs, TV and more.
3. The largest database of real estate buyers (over 300,000)
4. Ranked #1 by Dun and Bradstreet, the Wall Street Journal, Entrepreneur, The Land Report, Ambit and more.
5. Winner of numerous top agent awards.



**Plan now
for your
Fall and Winter
Storage needs.**

**Design your own
shed or garage
with our 3-D Builder
on our website!**

**GREY'S
WOODWORKS**
STORAGE SHEDS AND GARAGES

**FREE Delivery in Orange, Sullivan and Ulster Counties.
Large Outdoor Display at All 3 Locations.**

7862 Route 55 | P.O. Box 420 | Grahamsville, NY 12740
599 Route 299 | Highland, NY 12528 • 1A Matthews St, Goshen, NY 10924

845.985.7006
GREYSWOODWORKS.com

104691





Featuring High-Quality Andersen Products
Andersen
CONSTRUCTION CORP.
Andersen and all other marks where denoted are trademarks of Andersen Corporation. ©2019 Andersen Corporation. All rights reserved.



Your Dream. Our Modular Construction.



We manage permits & approvals, site development and all finish and trim work.



Professional design services, engineering and surveying are always available.



Excellent customer service is provided, even after your project is completed.

MEET OUR BUILDERS

Join us for a Factory Tour Event on **March 7th** and **May 2nd** at 30 Reagans Mills Road in Wingdale, NY! This event goes from **10 AM to 2 PM** and will show you our in-factory process.

Must be 18 to tour, refreshments will be served.

DREAM KITCHEN UPGRADE

For a limited time only, get the kitchen you've always dreamed of with free Merillat Classic Series Cabinets. Call us today to take advantage of this offer, and you'll see how easy it is to finally have a home that fits your vision.



WMHConstruction.com



642 International Blvd. Rock Tavern, NY.
 (Located by Stewart Airport, off I-84, exit 32)



(845) 787-0400