

A
Sullivan County
Democrat
publication
NOVEMBER, 2022

PRICELESS

Home in the Country



Voted Best Real Estate Guide in New York State

Recent Home Sales

1.
MLS
6197726
Thompson
Township
Ranch



2 BR / 2 BA
Acres: .03
Sold For: \$180,000
Property Tax: \$1960
Square Footage: 1030
Built: 1985

Listed By: Brenda Gaebel,
Sullivan Realty Assoc.
Sold By: Brenda Gaebel,
Sullivan Realty Assoc.

2.
MLS
6176207
Bethel
Township
Cottage



4 BR / 1 BA
Acres: .28
Sold For: \$185,000
Property Tax: \$3493
Square Footage: 1440
Built: 1940

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

3.
MLS
6193167
Liberty
Township
Split Level
Ranch



3 BR / 3 BA
Acres: .41
Sold For: \$319,000
Property Tax: 9863.00
Square Footage: 3152
Built: 1965

Listed By: Diane Silver,
Keller Williams Hudson
Valley
Sold By: Non SC Board
Member

4.
MLS
6186932
Highland
Township
Ranch



4 BR / 3 BA
Acres: 1.01
Sold For: \$360,000
Property Tax: \$4401
Square Footage: 2036
Built: 1955

Listed By: Nicole Gutman,
McKean Real Estate Inc.
Sold By: Nicole Gutman
McKean Real Estate Inc.

5.
MLS
6196759
Lumberland
Township
Contemporary



3 BR / 2 BA
Acres: 1.15
Sold For: \$415,000
Property Tax: \$8043
Square Footage: 2162
Built: 1993

Listed By: Dawn M. Payne,
Payne Team LLC.
Sold By: Non SC Board
Member

6.
MLS
66202328
Fremont
Township
Farmhouse



3 BR / 2 BA
Acres: 14.90
Sold For: \$449,000
Property Tax: \$3712
Square Footage: 2100
Built: 1940

Listed By: Ronny Murphy,
Woodstock Way Realty
LLC.
Sold By: Non Board
Member

7.
MLS
6200146
Rockland
Township
Farmhouse



4 BR / 2 BA
Acres: 19.20
Sold For: \$750,000
Property Tax: \$6583
Square Footage: 1652
Built: 1940

Listed By: Megan
Minealy-Hill, County
House Realty Inc.,
Sold By: Nancy Salvemini,
Cozy Catskill Realty

8.
MLS
6177162
6144270
Bethel
Township
Contemporary



4 BR / 4 BA
Acres: 6.7
Sold For: \$995,000
Property Tax:
Undetermined
Square Footage: 2521

Built: 2022
Listed By: Roderick B
Angle, Callicoon Real
Estate LLC
Sold by: Roderick B Angle,
Callicoon Real Estate LLC



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 and 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

Main Office: 4864 State Route 52, Jeffersonville, NY 12748





COLDWELL BANKER

**TIMBERLAND
PROPERTIES**

Timberland Cares

**WE'RE SO THANKFUL FOR
ALL OF OUR PAST, PRESENT
AND FUTURE CLIENTS!**



OUR AGENTS SELL...

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

MARGARETVILLE
(845) 586-3321

BOICEVILLE
(845) 657-4177

DELHI
(607) 746-7400

ONEONTA
(607) 435-3280

STAMFORD
(607) 652-2220

SIDNEY
(607) 604-4394

ROSCOE
(607) 290-4130

WWW.TIMBERLANDPROPERTIES.COM

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

OVER \$1 BILLION IN SALES | 7 REGIONAL OFFICES

99422

The window has closed, at least here in New York, for seeing the beautiful scenes and colors on display when the leaves change. Now they lay, in a decaying state, all over the yard.

Which begs the question, what now?

I've never been one with a green thumb, as evident by the number of my house plants that have met their demise. But growing up, assisting my parents in the garden was a regular task.

Around this time of year that meant spending some time in the woods collecting leaves to bring back to the house to surround the various plants as we headed into winter.

In fact, when driving around the neighborhood, it was often viewed as a bargain by my parents if people were looking to get

'Leaf' me alone

Fallen leaves offer great benefits

STORY AND PHOTO BY JOSEPH ABRAHAM

rid of theirs and they were already in bags. While I didn't necessarily understand the value at the time, it didn't take much to get me on board, as it meant less time raking and navigating a wheelbarrow through the woods.

But leaves are a great, natural way to enhance your garden.

They decompose at a slow rate, but to speed up the process,

follow the NYS Department of Environmental Conservation's (DEC) Home Composting Guide, located on their website.

According to the DEC, leaf volume and decomposition time can be greatly reduced by shredding. Rake dry leaves into low piles and mow over them several times with a mulching mower. They say that up to ¾-inch deep shredded

leaves can be applied to your lawn. You can also put the shredded leaves in a compost pile that can be utilized in the spring.

Another option, as described by the DEC, is using the leaves as mulch to cover bare soil. They say it can protect "cold-hardy vegetables", such as carrots, kale, leeks and beets. The DEC further reports that those leaves can be turned into soil in the springtime. They say, however, that decaying leaves use up the soil's nitrogen, so an organic source of slow-release nitrogen should be used before planting.

In the flower garden, shredded leaves can be good mulch. But they recommend keeping total mulch depth to three inches or less and not to let mulch touch tree trunks or the base of shrubs as it can encourage pests and disease.

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



WE MAKE THE WORLD'S
BEST MATTRESS.™

**FURNITURE
FOR EVERY
ROOM
IN YOUR HOME!**



Leaves' natural decomposition can enhance the long-term health of your yard/garden.

While there are many benefits to using fallen leaves in your garden, there are always those who want them gone completely.

In New York State, however, burning leaves is prohibited. Brush of certain sizes may be burned, so check the DEC website for updated regulations.

The reason leaves cannot be burned, according to the DEC, is that they contain dangerous compounds that can irritate anyone's lungs and can be especially harmful to children, the elderly and those with respiratory or cardiovascular disease.

If you insist on having your leaves removed, do not bring them to the County's transfer station, as leaves are not accepted.

However, you could let your friends know, and maybe they will happily come and take the leaves off your hands.

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



\$205,000

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!



Just Listed!

CALLICOON, NY

Once in a lifetime property on the Delaware River. Set back from Road on 5 bucolic acres with 155 ft of River Frontage. A must see!!



WESTERN

BAR • SUPPER CLUB • INN
Callicoon New York

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

T: 845.887.9871


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





woodstockwayrealty.com

we make it happen



Woodstock Way Realty LLC

845-250-4200 call to list with us!





107525

Home in the Country

'Sullivan County's Award-winning Real Estate Guide'

Published by
Catskill-Delaware Publications, Inc.

Publishers of the



(845) 887-5200
Callicoon, NY 12723

November 8, 2022 • Vol. CXXXIII, No. 44

Proud Member of



Serving the weekly community newspapers of New York State since 1853

MEMBER



Since 1915

Publisher:	Fred W. Stabbert III
Managing Editor:	Joseph Abraham
Editor:	Matt Shortall
Editorial Design:	Rosalie Mycka
Sports Editor:	Anthony Morgano
Editorial Assistants:	Derek Kirk, Kathy Daley, Richard Ross, Jeanne Sager
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
Monticello Office Manager:	Alexis Rothfeder
Classified Manager:	Janet Will
Production Associates:	Elizabeth Finnegan, Nyssa Calkin, Ruth Huggler, David Dann, Connor Watson
Circulation Manager:	Lillian Ferber
Circulation and Distribution:	John Fischer, Phil Grisafe, Allan Davis

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

96165



MALEK PROPERTIES

FULL SERVICE REAL ESTATE BROKER

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

(845) 583-6333

10 WALDHEIM ROAD, WHITE LAKE, NY

VIEW ALL MLS LISTINGS AT

WWW.MALEKPROPERTIES.COM

101364



OUTSTANDING VIEWS!

Amazing development potential for high end subdivision set in desirable Western Sullivan County. Mostly wooded 130+ acres with large frontage, stream & waterfall, spectacular mountain views in every direction, own your own piece of the mountain! Very Peaceful.

\$1,012,500



COMMERCIAL LAND IN THOMPSON

Next to lumber yard, auto business & retail farm/garden center, strategically located for many possible ventures. 14+ acres 1mi from NYS Rt 17/I-86, mostly open & level w/large frontage. Desirable location high visibility on RT-17B "The Woodstock Way".

\$324,900



PRIME PROPERTY - HIGHWAY ACCESS!

22+ acres next to The Center for Discovery highway / commercial zoning. Level, cleared with some woods and a road cut in. Terrific location near Raceway, casino & waterpark. Prime location; convenient to everything. Great opportunity for development.

CALL FOR PRICE



AWESOME EXPOSURE ON RT-17!

21.5± acres set directly across from hospital fronting on NYS Route 17 / Future I-86, exit ramp & Old Route 17; An amazing offering! Gentle slope for easy development, high visibility, long frontage with over 900 feet frontage on the highway. Terrific opportunity for many ventures.

\$749,900



HOT SPOT ON THE HIGHWAY!

17.5± acres fronts on Route 17 / Future I-86, exit ramp & secondary road. Municipal sewer and water nearby. Perfect for hotel or apartments! Moments to Resorts World Casino, Water Park, Yoga Center, Motor Club, Bethel Woods & shopping all just minutes away.

\$1,450,000



PERFECT RETREAT PROPERTY

Absolutely spectacular piece! 377+/- acres set on a dead end road in Bethel with a large pond, mature woodland, some wetlands and perfectly situated. Great location moments to restaurants, Bethel Woods, lakes, state parks and The Delaware River.

\$1,299,900



DEVELOPMENT OPPORTUNITY

Hurleyville 103+ acres with access points on 2 roads, abundant mountain views, mixed fields & woods. Perfect for subdivision; has plans on file. Residential neighborhood near college, shopping, services & the Neversink Reservoir. Tri-Valley Schools!

\$324,900



ACROSS FROM LAKE

This gorgeous 125+/- acres in Swan Lake is the perfect development opportunity. Extremely large frontage on two roads gives you terrific access for any development idea you may dream up! Mostly wooded with some open areas, lake views and several springs.

\$649,900



DOWN ON THE FARM...

Bethel equestrian dream-come-true. 12,000 SF, 14-stall barn with a full second story, entertainment space plus an apartment, 4-unit house, 12 paddocks, detached garage & storage sheds, run-ins & 1,200 SF commercial shop/flex space. 38 acres-additional land available.

\$1,649,000



SIMPLY DIVINE...

42+ acres w/1000+ ft frontage on Neversink River! Level, sloped & wooded land, beautiful, peaceful & private. Great spot close to RT-17, shopping, dining, services, casino, water park & Bethel Woods. A wonderful opportunity! Neversink River is great fishing & fun!

\$399,900



PEACEFUL MOUNTAIN MAJESTY

39+ Acres of fields, woods, privacy and absolutely gorgeous views set on a quiet country road. What more could you ask for? Mostly level with long frontage, subdividable / could be three lovely lots. Close to Route 17 and Orange County. Great commuter location!

\$399,000



BREATHTAKING SUNRISE & SUNSET!

Corner Bethel property, almost 10 acres of open fields and woods. Abundant evergreen and deciduous mature trees for privacy. Very picturesque and peaceful. Near Bethel Woods, lakeside dining, lakes and much more! Survey and perc test docs on file.

\$125,000



PEACE & SERENITY

Gorgeous Callicoon Center property is 30+ acres with abundant mountain and valley views. Springs, big rocks, lovely mountain / tiered terrain set on a dead end road. Lots of character and beautiful location. Timber value; has not been harvested in a long time.

\$198,000



HUNTERS' PARADISE!

69+/-acres for under \$100K! Wooded land with loads of frontage is great for hiking, ATV riding, recreational use and more! Near to area attractions and easy access to Route 17. Additional 200+ acres and house available. Do not wait, this is such a steal!

\$99,000



BUCOLIC SETTING IN COCHECTON

Spectacular farm land in the midst of the beautiful country! Open fields, mature woodland and babbling brook, not to mention large frontage on 2 roads. Very quiet, private location. Near Delaware River, area lakes (Lake Huntington seconds away) and Bethel Woods.

\$490,000



NEAR NEVERSINK RESERVOIR

32+ acres consisting of three separate lots. Small subdivision perfect for family compound, builder or private estate. Lovely country road near hiking, lakes, eagle habitat, great hunting and recreational land. Easy access to major routes and shopping.

\$149,900



BUILDER'S BUNDLE IN BETHEL

Three lots already subdivided with a total of 7 acres near Bethel Speedway, Bethel Woods, lake-front restaurants and more! Great opportunity for family compound, house with three more lots and a HUGE garage also available just across the street.

\$79,500



ESCAPE TO THE COUNTRY

Nearly 6 acres is close to everything but worlds away. Gorgeous location in Bethel with a mix of mature forest, shrubs, ferns, and Princess Pine. Perc test was done within this past year. Ready to take the plunge? Near to all the fun the Sullivan Catskills has to offer!

\$64,888



A LITTLE PIECE OF COUNTRY...

4+ acres of lovely forested property with evergreen and deciduous varieties and a quaint babbling brook in the back. Peaceful area next to several farms and just a hop, skip and jump to the area's premier lakes, Bethel Woods, lakeside restaurants and much more!

\$56,500

The Time to BUY LAND is NOW! Land is an Excellent Investment!

Your space the way YOU like it



STORY AND PHOTO
BY DEREK KIRK

No matter what it is for, everybody could use more space for their belongings! But how do you just create space out of nowhere? Jay Mendels of Catskill Custom Closets knows precisely what you need and how to get it done.

Since noticing a need for professional home organization in the area in 2005, Catskill Custom Closets has been providing the Sullivan and Orange County areas with expertise in creating storage products to fit perfectly in customers' homes, garages, closets, bedrooms, and any room imag-

Jay Mendels of Catskill Custom Closets has 17 years of experience on the job.

inable.

Getting his start assisting his uncle in a similar business, Florida Classic Closets, Mendels brought the skills and spatial problem-solving to the people of the Monticello area.

With 17 years of experience, Mendels gives nothing but the best in creating all kinds of spacing – from closet shelving, to collapsible “Murphy” beds, to nightstands, to bookcases...Mendels said “If they can imagine it, I can do it.”

Customers can expect a solid job from Catskill Custom Closets from start to finish, as Mendels is a one-man show. From ordering parts, to the construction of products, to the usual one-day installation, consistency is one of



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



Top distributor of



Fireplaces



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

66993



From floor to ceiling, the space you need is ready to be reclaimed with any style, color, and size of storage you can imagine!

many outcomes customers can count on.

Unsure of how it will look in the end? No need to worry! Mendels utilizes the most up-to-date technology to give customers a 3D rendering of the final products before even entering the installation phase of the project, so you know exactly what your updated space will look like.

With efficiency and precision being a major goal for Mendels, this is just another way to make sure you “measure twice, and cut once.”

Even if the existing space is a bit “awkward,” Mendels is experienced in working in tight spaces with slanted ceilings and cramped corners, stopping at nothing to give those who need storage space exactly what they desire.

To contact Catskill Custom Closets and get a headstart on upgrading your personal space, contact the store at (845) 794-6688, or check out their “virtual showroom” on Facebook page and website, www.catskillcustom-closets.com.



**12 Walters Farm Road,
Yulan, NY 12792
\$339,000**

Adorable home on 2+ acres, corner property with lake rights to Bodine Lake. Hardwood floors, eat-in kitchen, new shed, and much more! 3 bedrooms, 2 baths, and plenty of privacy.



**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!



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



**113 Airport Road,
Eldred,
New York 12792
\$1,500,000**

Lakefront paradise with gorgeous aesthetic, gated entrance, and in ground pool. This home has so many great upgrades such as a grand staircase, gorgeous chandeliers, 3 cozy fireplaces and a relaxing sauna. 6 bedrooms, 6 baths, and 3,200+ square feet. Call today!



**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.

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



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

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



Come enjoy living in the hamlet of Callicoon in this 3-floor, 4BR, 3-bath farmhouse. A renovation has been undertaken. Architectural shingle roof, a recent paint job, new 200-amp electric, new plumbing, new bathrooms, redone kitchen. Redundant heating/cooling systems include an oil-fired HW baseboard/conventional wall AC units plus mini-splits (heating & cooling). Hardwood floors throughout. Spray-foam insulation. 3rd floor has a massive BR suite with full bath. Large backyard. Close to Callicoon's amenities and the Delaware River

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

\$429,000 MLS # 22-3847

Damascus, Pa. 3 BR/2 bath ranch with nice deck, overlooking a scenic pond. Privately-set home is nestled on 4 acs with a fantastic yard. Inside, find gleaming oak floors and large, updated windows allowing natural light. The kitchen is a dream! Open plan overlooking the LR, dinette and DR, new SS appliances, oak cabinets, and granite counters, including an island. Downstairs: family room, or make it your gym, playroom, office, etc. 2-car garage. 8-minutes to Callicoon & Delaware River; 25 to Honesdale.

\$220,000 MLS # 6201645



99651

Gathering Families Together Since 1929



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.royal delivers.com
NATIONWIDE DELIVERY AVAILABLE

107521

TIRE DISCOUNT CENTER

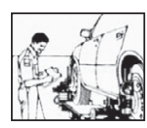
BUY for LESS



HUGE SAVINGS

Auto Alignment World

COMPLETE FRONT END SERVICE



WHEEL ALIGNMENTS

2 WHEEL THRUST ANGLE

\$54⁹⁵

TOTAL 4 WHEEL

\$84⁹⁵

SAS calibration on and additional \$10 On Most Cars

*SAS effects vehicle stability/traction/and controls ESC (Electronic Stability Control)



BRAKE RELINE SPECIALS

- Replace 4 Disc Pads
- Inspect Calipers and Rotors
- Includes OEM Hardware

FRONT OR REAR

\$129⁹⁵

INSTALLED PER AXLE On Most Cars



BRAKE RELINE & ROTOR SPECIAL

- Replace 4 Disc Pads
- Inspect Calipers and Replace Rotors
- Includes OEM Hardware

FRONT OR REAR

\$279⁹⁵

INSTALLED PER AXLE On Most Cars

REPLACE WORN PARTS WITH MOOG PROBLEM SOLVERS

- ★ HELP MAINTAIN ALIGNMENT ★ EXTEND TIRE WEAR
- ★ IMPROVE STEERING CONTROL
- ★ REDUCE FRONT-END NOISE AND VIBRATION

www.AutoAlignmentWorld.com

176 EAST BROADWAY MONTICELLO NY
(845) 794-4453
Mon-Fri 8 AM - 6 PM

86 DOLSON AVENUE, MIDDLETOWN NY
(845) 342-2076
Mon-Fri 8 AM - 6 PM

SERVING YOUR AUTOMOTIVE NEEDS SINCE 1968!



THREE LOCATIONS TO SERVE YOU!

176 EAST BROADWAY, MONTICELLO, NY
(845) 794-4455
Mon-Fri 8 AM - 6 PM

76 DOLSON AVE, MIDDLETOWN, NY
(845) 342-2036
Mon-Fri 8 AM - 6 PM

395 ROUTE 211 EAST, MIDDLETOWN, NY
(845) 343-3328
Mon-Fri 8 AM - 6 PM

Visit us online at [www.TireDiscountCenter.com!](http://www.TireDiscountCenter.com)

96446

Journey of a Realtor in Sullivan County

Real Estate equals a healthy local economy!

BY ANNA MILUCKY

Don't you just love this time of the year? The air is crisp in the morning, and when you walk outside the landscape is like an autumnal painting by a member of the "Hudson River School."

I'm also noticing a sense of urgency within the Real Estate Market. (Reminds me of the cute little squirrels, running around and gathering acorns for the winter.)

The pace in real estate seems to have accelerated in the last couple of weeks, noticing that the sellers are lowering their prices and the realtors are busy showing homes and closing deals. Could be that the interest

rates are creeping up on the buyer side and they are looking to buy a home before they're priced out. The sellers – well those tax bills are coming out in January.

So, if you've been following my progress as a budding realtor, you know that I had two deals last month. Also, a listing that I had some serious concerns with, but my luck has turned on that listing, thanks to a fellow realtor who came through, produced a buyer that made an offer, and it was accepted!

Doing the realtor happy dance! (Keeping my fingers crossed on this one).

Being the naïve realtor that I am, I always thought the process was



quick, once an offer is accepted, the inspection is satisfactory, and the contracts are signed. We are good to close.

Not lucky enough to have all-cash on my deals. If they are being financed, this process from banking can take anywhere from 8 to 12 weeks, providing there are no hiccups. It has been my experience that



REDISCOVER FIRE



585 E. Main St, Middletown, NY
845-342-0369
M-F 8:30am-5pm,
Sat 9:00am-5pm, Sun closed
MICHAELSAPPLIANCE.COM

there are always hiccups.

Since the process is a learning curve for me, it interests me to think about the lives that will be impacted by this transaction.

I did some research, and a real estate transaction helps earn fifty people a paycheck, did you know that?

We always think about the obvious ones, but I decided to get granular and looked it up from a class I took back in April through Manfred Real Estate Learning Center, and here they are: Buyer's agent, principal broker, Buyers' attorney, and their assistant, Title Insurance Company, Title Searcher, Title Attorney, Title Attorney Assistant, Loan Originator, Loan Processor, Loan Underwriter, Loan closer, Loan Service, Receptionist at Lender's office, Lender's Attorney, Lender's Attorney Assistant, Home Inspector, Appraiser, Surveyor, Termite Inspector, Radon Inspector, Listing Agent, Listing Agent's Principal Broker, Sign company, Seller's Attorney,

Seller's Attorney Assistant, Lender who will be paid off, Lender's assistant, County Clerk's Office, Advertising (Zillow, local newspaper), Professional Photographer's, Cleaners, Movers, Repair people for inspection issues, Post Office for Change of address, Oil/Gas Company, and last but not least, printers for all those business cards.

According to New York State Association of Realtors report at the end of third quarter, there have been 311 closed sales year to date in Sullivan County.

Not to mention the added value of welcoming a new owner into our Sullivan County community who will support our small businesses and help our local economy flourish.

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.

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. 

ROOM FOR EVERYONE!!




\$325,000

This 6 bedroom, 3 bath home has plenty of room for family and friends. located on a dead-end road, limited traffic and privacy are ensured. A large primary ensuite with walk-in closet, beautiful modern kitchen with plenty of cabinet space, over-sized 2-car garage, and almost 4 acres of land are features of this raised ranch. Situated 2 miles from Narrowsburg NY, enjoy all the activities of this area: Delaware River, Bethel Woods, Monticello Casino and Race Track, Villa Roma Country Club, and neighboring town of Callicoon. Come take a look and start enjoying life in the country!!

COME TAKE A LOOK!!



104401

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

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

99053



Find us on Facebook

Eagle River Realty, LLC
53 Stewart Ave., Roscoe, NY 12276

HOW CAN WE HELP YOU SUCCEED?

Even in this "Shifting market", our company is experiencing phenomenal growth!

WE HAVE THE TOOLS AND TEAM TO HELP YOU REACH YOUR GOALS.

YTD Production is up more than 50%

Wouldn't you like to know how we do it? Support and **TEAMWORK.**

In Contract:



Call today for a confidential discussion: 845-665-9521 Phil • 315-824-4200 Kevin
WWW.EAGLERIVER-REALTY.COM

The luxury of beautiful landscape

BY JOSEPH ABRAHAM

This 2,112-square foot home that sits on 2.8 acres on New Turnpike Road in Cocheton, listed by Eagle Valley Realty, has just about everything a potential home buyer is looking for.

Before you head inside, you will be

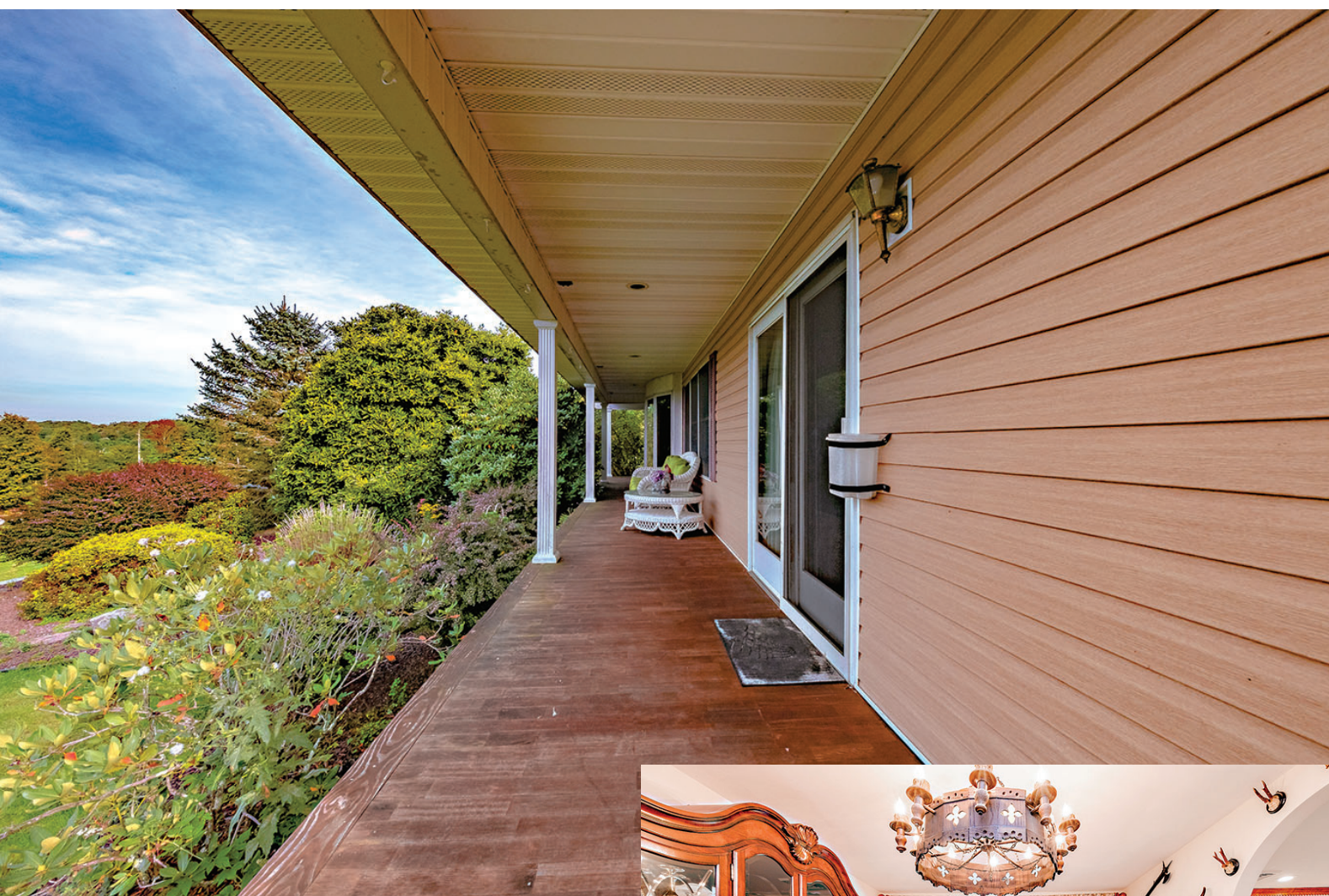
amazed by the breathtaking views of the neighboring countryside, as this property is the perfect place to enjoy all four seasons. Sit on the front porch with a cup of coffee and take in the magnificent sights each morning, and/or watch as the sun sets in the evening.

In addition to the surrounding countryside, the property is nicely landscaped, has a

wonderful lawn and even boasts a small koi pond.

Another selling point of the home is its central locale. What's that popular phrase often coined in the real estate industry? "Location, location, location ..." Well, this home has it.

"It's on a quiet road but a hop, skip and a jump from State Route 17B in Foster-



Above: The front porch boasts an amazing view of the surrounding countryside.

At right: The formal dining room is a great place to host a gathering.



Above: Relax in the formal living room, by sitting with a good book. Or gaze out the window and enjoy the gorgeous views.

At top: The property is nicely landscaped and has a lovely exterior to welcome you home.

dale," says Eagle Valley Realty's Dawn J. Curreri, adding that it is mere minutes from Callicoon, Jeffersonville and Narrowsburg, where shopping and restaurants await. The property is also close to Bethel Woods Center for the Arts, an amazing venue to catch a concert, as well as learn about the historic 1969 Woodstock Festival.

When you enter the great room, you'll immediately notice an open floor plan with hardwood floors in the kitchen and family room. The kitchen is well-equipped with several amenities from a dishwasher, center island with a cook top, as well as double wall ovens. The kitchen, coupled with the open floor plan, is a great place to host friends and family. You can seat them in the kitchen to keep you company as you cook, before eventually moving into the home's formal living and dining rooms.

The home also boasts three bedrooms, including a primary suite, and 2.5 bathrooms. There is also a laundry/mud room, central air conditioning and a propane-fueled fireplace. Plus an unfinished basement and attached two-car garage, which is a big plus, especially come winter, as no one likes spending half an hour brushing snow off their vehicles.

Whether you're looking for a place to wake up each morning, or for a second home to periodically escape the hustle and bustle of city life, this prop-

home features

MLS No: 6211915
List Price: \$429,000
Acreage: 2.8
Bathrooms: 2.5
Bedrooms: 3
Type: Single Family
Style: Ranch
Total Square Feet: 2,112
School: Sullivan West
Year Built: 1999
Features: 1st Fl Primary Bedroom, Close to Park, School and Shops, Eat in Kitchen, Formal Dining Room, Master Bath, Open kitchen, Walk In Closet, Walk Out Basement, Wall To Wall Carpet.
Contact:
 Dawn J. Curreri
 Eagle Valley Realty
 845-252-3085 ext. 12
 www.eaglevalleyrealty.com



CONTINUED FROM PAGE 15H

erty will fit what you need.

To inquire about 908 New Turnpike Road, contact Curreri at 845-252-3085 ext. 12.

Eagle Valley Realty also reminds you that even though interest rates are rising,

inventory is low, the market is still hot, and winter time can be a great time to sell. Their team is ready to assist with your needs, so give them a call or visit www.eaglevalleyrealty.com, if you're interested in listing your property.

Above: The great room's open floor plan and hardwood floors fit the home's amazing character.

Van Gorders' FURNITURE
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

J.B. MAK Building

Harman Stoves Authorized Dealer
 Sales • Installation • Services • Cleaning
 Premium Hardwood Pellets

Lopi, Avalon & FPX Gas & Wood Stoves / Fireplaces
 Ph: 845-292-6338 Fax: 845-292-6352

106202

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

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

53885

THE VINTAGE HOUSE

Our furniture gallery is now available to shop anytime by appointment. Please email us to schedule your private shopping experience: VintageHouse@NYHeartwood.com



www.vintagehousejville.com 845-482-6001
@vintagehousejville

107804

Remodeling? Renovating? Developing?

----- Himanan Architecture PLLC -----

(646) 642-7267
the.vonz.himanan@gmail.com
Parksville, NY

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

103266

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**

70784

WOODBOURNE LANDSCAPE SUPPLY

845.434.6690
P.O. Box 59 • 5858 St. Rt. 42
Woodbourne, NY
woodbournelandscape.com

WE ACCEPT HEAD PICK UP AT OUR YARD OR DELIVERY TO JOB SITE

**Wood Pellets
Bagged Coal
Mulch - Topsoil - Beach Sand
Ballfield Clay - Decorative Stone
Bluestone - Slate Cultured Stone
Fieldstone - Walkway Stone
Anchor - Versa-Lock
Techo Bloc Retaining
Wall Systems - CST Pavers
Bagged Cement
Oneonta Concrete Block...
AND MORE!**

106468

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

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

101136

Rooted living simplified

Catskills Agrihood offers a peaceful escape



CONTRIBUTED PHOTOS

Coming to see what Sullivan County has to offer? Let the Catskills Agrihood host your stay.

BY JOSEPH ABRAHAM

A

pre-pandemic trip that included a visit to an agrihood in Glendale, Arizona, was the first exposure Charlie Mangini had to the concept.

By definition, an agrihood is a type of planned community that integrates agriculture into a residential neighborhood. The purpose is to facilitate food production as well as provide green space, recreation, aesthetics and value for a community.

Ronald Richard Enterprises LLC, started by Mangini, manages Catskills Agrihood, located on Hope Street in Hurleyville, which has brought the first agrihood to Sullivan County.



CONTRIBUTED PHOTOS

One of Catskills Agrihood's five rental units.

How it came to be

The first step, after deciding to move forward with the creation of an agrihood, was finding units, and Mangini said they began looking at Glen Wild and Hurleyville

as possible locations. It turned out that someone had all of their properties (that were contiguous) for sale in Hurleyville. Over time,

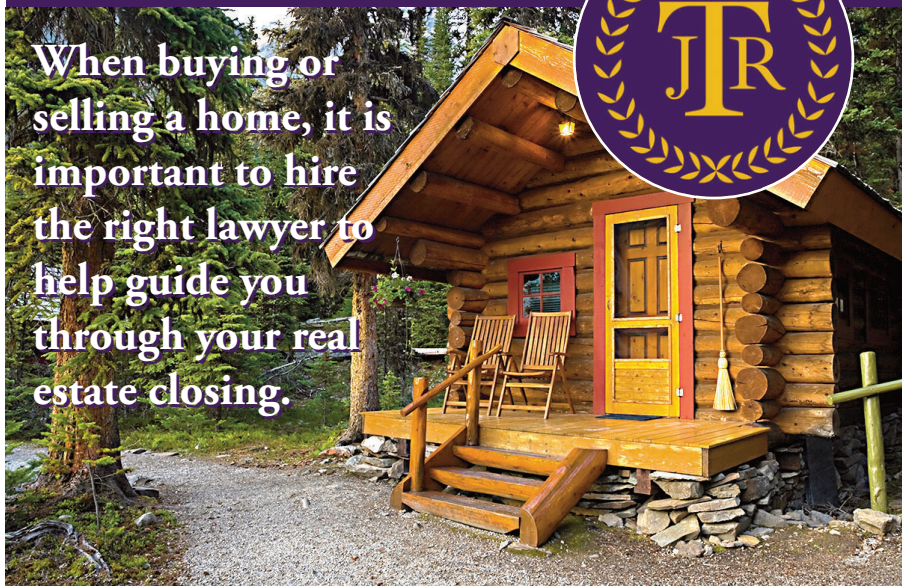
CONTINUED ON NEXT PAGE

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

100507

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



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

SMALL FARMING EQUIP.

Rutledge Repairs

Ron Rutledge 570-224-4319 cell # 570-468-2497 Damascus, Pa., 18415
674 Callicoon Rd.

86169

FIREWOOD AVAILABLE

BLOOMING GREEN LAWN SERVICE

Ben Knight

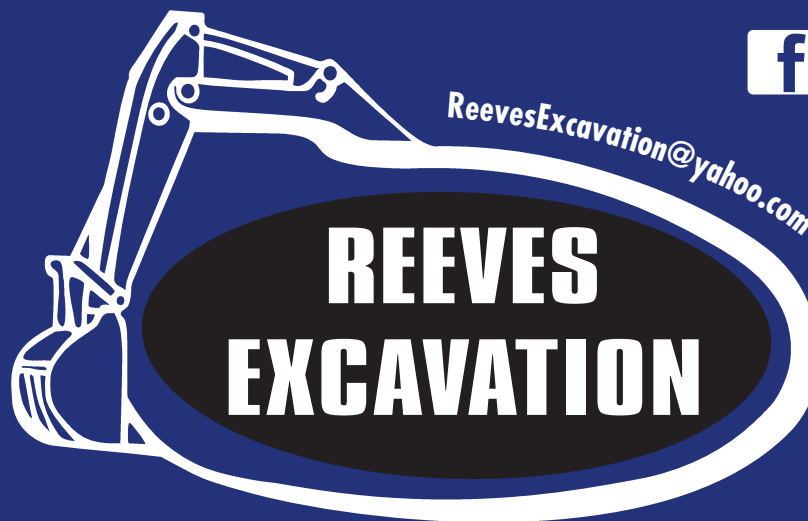
Over 25 years of Custom Lawn Service

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

If it grows by day, have it cut by Knight



100448



845.701.1409

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

91624

CONTINUED PREVIOUS PAGE

Charlie partnered with a private investor who purchased all of them and the project was under-way.

The first units acquired were full-time residential, but one, a duplex, was empty. They invested some money into it and began to market it as a short-term rental. During and after COVID, as renters in the other units left and purchased their own homes elsewhere, they began converting them as well.

They recently added a communal green space, with a garden and chicken coop (that was converted from a shed), that guests can gather fresh vegetables and eggs from. They also added some picnic tables and themed decor such as a rooster and owl, and finally the concept became reality. "Now it was an agrihood," said Mangini, "and the feedback has been tremendous. It took it from being a typical [short-term

rental] to creating an experience where people can just get away from heavy populated areas, and Hurleyville certainly supports that."

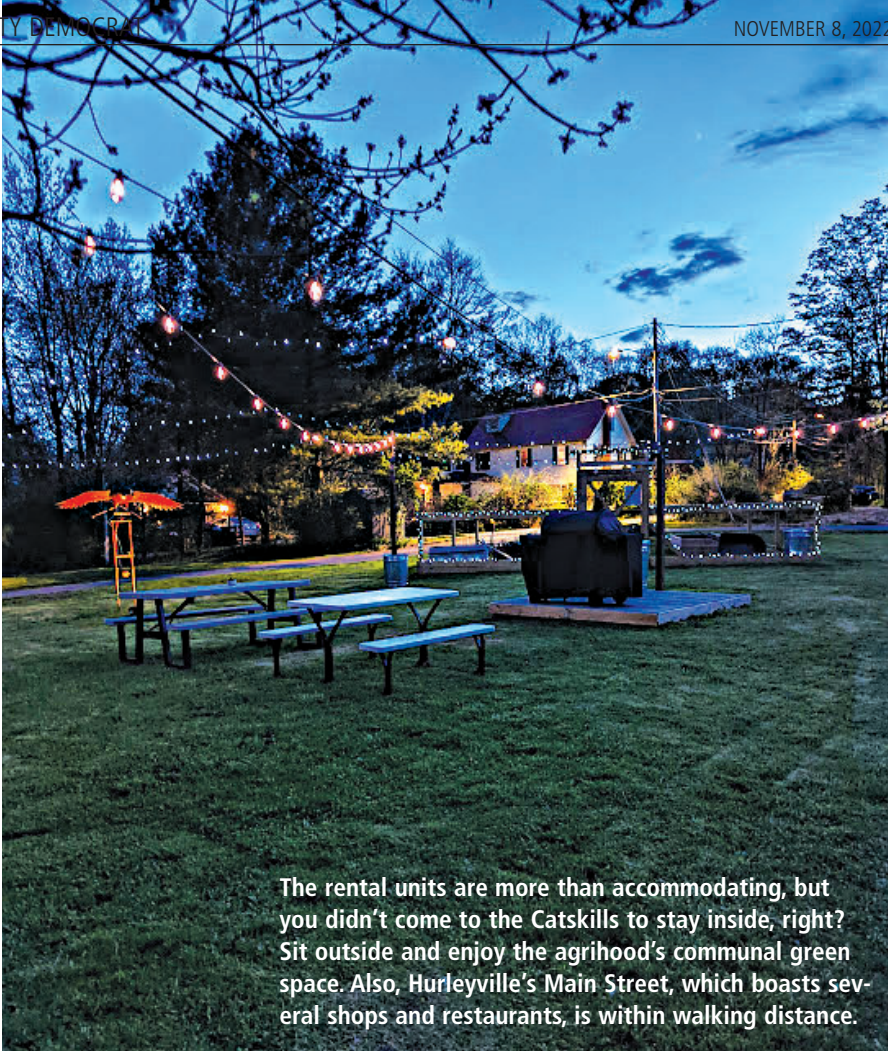
They've also had neighbors come over and plant items in the green space, which has helped keep a community feel.

Mangini's sister Marci serves as the property's host, tending to the chickens and the garden, as well as keeping guests involved in activities and ensuring that they have a fresh layout of vegetables upon arrival. Mangini says Marci and her boyfriend Chris are like the agrihood's ambassadors.

Serving everyone

The latest addition to the Catskills Agrihood is 26 Hope Street, which is a home they've converted that can be utilized by those with disabilities. With the Center for Discovery, New Hope Community and the Arc of the

CONTINUED ON PAGE 23H



The rental units are more than accommodating, but you didn't come to the Catskills to stay inside, right? Sit outside and enjoy the agrihood's communal green space. Also, Hurleyville's Main Street, which boasts several shops and restaurants, is within walking distance.



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



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

**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

**ALL DAY
CONSTRUCTION**

Seamless Gutters • Gutter Cleaning
Pressure Washing • Junk Removal

Servicing Sullivan County

631-741-3029

Senior/Veteran Discounts | Licensed & Insured



00866

CONTRIBUTED PHOTO

After a fun day exploring the hamlet of Hurleyville, and other nearby attractions, get a little R & R back at your rental, before tackling the next Catskill adventure during your trip.



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



59557

Free in-home estimates



Callicoon Real Estate LLC

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

SPACIOUS RANCH IN GRAHAMSVILLE

Tri-Valley school, low taxes, 3.6 acres, 10 rooms with 3 bedrooms and 2.5 baths, lots of natural light. Come and check it out!

Asking \$250,000



100937

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



LISTEN LOCAL

WJFF-90.5FM

RADIO CATSKILL

PUBLIC RADIO FOR NY & PA

104308



CONTRIBUTED PHOTOS

Above: This shed was converted into a chicken coop. During your stay, head out and gather some fresh eggs for a hearty breakfast.

At left: These beds at 26 Hope Street provide a comfortable stay. Also, the windows allow for your day to begin with some natural light.



\$999,000

**41 JEFFERSON ST.,
MONTICELLO**

Building 2: 3,000 sq ft, at least 6 bedrooms, modern open floor plan, 2nd level mezzanine, storage, kitchenette, bathroom. Private parking lot.

Mixed Office/Residential/Other
One of the very best professional commercial property complexes located in the Village of Monticello. Main building, 2,889 sq ft, spacious commercial building, currently an active law office. Private offices, conference room, breakroom, 3 restrooms. Will enhance a growing professional business.

14 Roosa Ave. • Monticello, NY 12701
C: (845) 798-2126 Office & Fax: (845) 796-2624
www.RJKatzRealty.com
Email: Bruce@rjkatzrealty.com

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



106975

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

37810




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



Above: 26 Hope Street is a fully-accessible short-term rental. Pictured is the bathroom with a wheelchair entry shower with grab bars.

Below: Enjoy some fresh vegetables from the garden in the communal green space.



CONTINUED FROM PAGE 20H

Greater Hudson Valley in close proximity, Catskills Agrihood made it a priority to create a rental that is universally-accessible.

The property, which a Center for Discovery staff member consulted on the design, has a bedroom off the deck with spectacular sunrise views over the Hurleyville Rail Trail, features a stepless living space with 36" wide doors, a wheelchair entry shower with grab bars, and a chair enabled kitchen and outdoor deck.

Overall, 26 Hope Street, believed to be the only short-term rental of its kind in Sullivan County, was designed to help support individuals and families who may benefit from the enhancements made to the particular property.

What the Agrihood offers

In addition to being an escape from the hustle and bustle of big city living, there is much to do in the communal area, including sitting by a fire pit with those you cherish most or a good book, or

perhaps a game of horseshoes or cornhole with friends.

Some units also boast their own private fire pits, and all of the units offer a gas grill.

If you're feeling adventurous, the beautiful hamlet of Hurleyville, which has an Arts Centre, restaurants, shopping and a Rail Trail, awaits. Also, nearby attractions like Resorts World Catskills, Bethel Woods Center for the Arts, the Kartrite Resort and Indoor Waterpark, Holiday Mountain and more, are just a short drive away.

Overnight and longer stays are currently available, and in the future, Catskills Agrihood plans to offer the chance to book the entire property, for larger groups in town for family and class reunions, etc.

Currently there are five short-term rental units on the property, with possible plans for a couple more in the future.

While you can book them through platforms like AirBnb, VRBO or Booking.com, you can also do so, without the added fees, at www.catskillsagrihood.com.

Horton • Malone Architecture

113 Sullivan Street
P.O. Box 938
Wurtsboro, NY 12790

Ph. (845) 888-4248
Fax (845) 888-0645
jcharch@gmail.com

90969



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

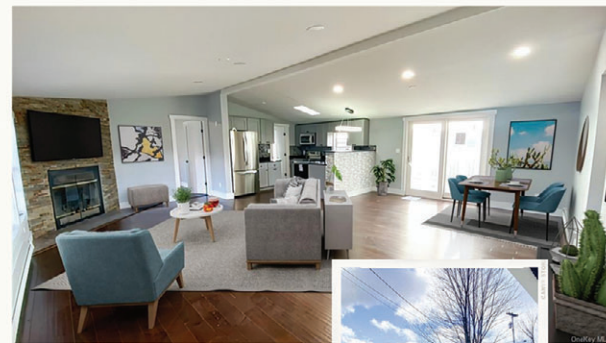


*Here comes
the sun!*

THE SUNSHINE GROUP Real Estate

Corp.
*Call Patti and
Jonathan*

845-796-1200
www.thesunshinegroup.us



YOUNGSVILLE/LIVINGSTON MANOR AREA
AIRBNB READY - RENOVATED TOP TO BOTTOM

3BR/2BTH 5ACRES, VIEWS, LOW TAXES!

FINANCING FELL! MOTIVATED SELLER!
MLS 6155888

107764

BY PATRICIO ROBAYO

Home is where the heart is, and this three-bedroom, two-bathroom home in the picturesque Sullivan Catskills is all heart.

This home, situated on two-plus acres, has everything you need, from privacy and space to comfort.

The home is a corner property and offers the solitude you deserve and need while still maintaining a close distance to schools,

CONTRIBUTED PHOTOS

Immerse yourself in nature and spend some time on the deck. If it's a bit chilly, relax by the fire.

Bottom right: This charming 1300-square foot ranch-style home could be your new favorite place.

The country home you're looking for

CONTINUED ON PAGE 26H





Connecting you to your dreams

Mary Jones-Mellett
 917-593-0307
 mjonesmellett2trc@gmail.com
 NYS Lic#: 1040127996

The Rural Connection
 212-645-4488
 theruralconnection.com
 NYS Lic #: 109903849

107685



TLC Construction
 TENDER LOVING CARE

Tom Maus
 Office: 807-7527
 Cell: 807-7296

P.O. Box 188
 Youngsville, NY 12791

49558



COCHECTON
 OIL AND PROPANE

6978 Rte. 52, Cochecton, NY 12726

www.cochectonoil-propane.com
(845) 932-8483

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

Free Estimates • Installations
Propane Tanks

Like and Follow  

HEAP Accepted Propane Service Work
Discount Farm Fuel Emergency Deliveries

106582

DELAWARE LAND OFFICE, INC.
 John Creech - Licensed Real Estate Broker
 Hancock, New York
 (607) 637-2966
 www.delawarelandoffice.com



LAND LAND LAND
 Go to delawarelandoffice.com under acreage.

AC139
36 acres
\$99,000



AC600
61 acres
\$129,000



AC236
51 acres
\$249,000



Delaware Land Office, Inc.
 142 East Front Street, Hancock, N.Y.
 (607) 637-2966 • delawareland@gmail.com

107587

SALES • RENTALS • SERVICE • SINCE 1986
IT'S FALL CLEANUP SEASON.



WE CAN HELP.
WE'VE GOT A HUGE SELECTION OF LARGE & SMALL EQUIPMENT
TO HELP YOU WITH ALL YOUR FALL CLEANUP NEEDS!

CALL NOW FOR DETAILS!

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

107524

CONTRIBUTED PHOTOS

Enjoy the outdoors and take a stroll to Lake Bodine that's within walking distance.



CONTINUED FROM PAGE 24H

parks, and everything the Sullivan Catskills has to offer.

When entering the home, hardwood floors flow throughout in this 1,300-square-foot residence.

An open space design living room and dining room leaves you the freedom you need to host your next family and friends get-togethers or watch the game on the sofa and let that natural light saturate the room.

From the dining room, you're just a few steps from the back porch. With an outdoor sofa, it's the perfect spot to fire up the grill during the summer or grab

your favorite cup of tea, and listen to the birds sing their morning song.

As you make your way from the living room through the dining room, you enter the kitchen with an island that offers the space you need to cook your next feast or just pull up a stool to enjoy a quiet breakfast.

This home makes a perfect living space with three bedrooms, which gives you room for friends or family or the additional space you need to start a family.

Each bedroom offers ample space that provides comfort without feeling cramped, with the primary bedroom having its own bathroom.

Or create that office you always wanted and have



PHOTOS BY

From the bathrooms, bedrooms, kitchen and more, this lovely home is an inviting space.



home features

MLS No: 6211400
List Price: \$339,000
Acreage: 2.080
Bathrooms: 2
Bedrooms: 3
Type: Single Family
Style: Ranch
Total Square Feet: 1,300
School: Eldred
Year Built: 2007
Sub Type: Detached
Post Office: Yulan
County: Sullivan County
Zip Code: 12792
Contact:

The Payne Team
 payneteam315@gmail.com
 Dawn Payne, Broker/Owner
 845-649-1720



the best morning commute working from home.

The home also boasts a new outdoor shed, single-car garage, and rights to Lake Bodine (a non-motorboat lake) within walking distance.

The property is close to all the area's main attractions; This is the country home you are looking for.

From hiking and swimming to racing sports cars at the Monticello Motor Club or seeing live music at the historic grounds of Bethel Woods Center for the Arts, this home is in the heart of all the action and is ready for you to make memories.

For more info, contact Payne Team Broker/Owner Dawn Payne at 845-649-1720.



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!

92528

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



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

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.



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

74285

Your Land, Our Homes

From Site Planning to Punch List



Making it look easy for 20 years

www.catskillfarms.com



104155



If You Can Dream It, We Can Build It Modular!



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



Professional design services, engineering and surveying are always available.



Excellent customer service is provided after your project is completed.

MEET OUR BUILDERS

Visit our professionally decorated model Monday-Friday between 8 a.m. and 5 p.m., or call for an appointment. Take a virtual on-line tour of the factory, call for details.

Westchester Modular Homes is an Employee Owned Company



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.

Andersen® products rate #1 in quality and performance
— 2020 Andersen brand surveys of U.S. contractors, builders & architects

We Feature Quality Andersen® Products in all our Homes



"Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2022 Andersen Corporation. All rights reserved.