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# Recent Home Sales

Statistics by Sullivan County Board of Realtors

<p>1. MLS 6207050 Liberty Township Colonial/ Two-Story</p>  <p>3 BR/1.5 BA Acres: 0.23 Sold For: \$110,000 School Tax: \$4,184.75</p> <p>Town &amp; County: \$2,537.61 Built: 1993 Listed By: RJ Katz Realty Sold By: RJ Katz Realty</p>	<p>2. MLS 6144562 Delaware Township Frame</p>  <p>1 BR/1.5 BA Acres: 0.91 Sold For: \$152,700 School Tax: \$1,744.95</p> <p>Town &amp; County: \$1,527.11 Built: 1940 Listed By: Malek Properties Sold By: Malek Properties</p>	<p>3. MLS 6218495 Fallsburg Township Mobile With Property</p>  <p>4 BR/2 BA Acres: 9.89 Sold For: \$205,000 School Tax: \$2,740.48</p> <p>Town &amp; County: \$2,776.53 Built: 2004 Listed By: Barbanti Group Sold By: Non Sullivan</p>	<p>4. MLS 6187793 Highland Township Ranch</p>  <p>3 BR/2 BA Acres: 1.57 Sold For: \$260,000 School Tax: \$1,794.41</p> <p>Town &amp; County: \$1,912.64 Built: 2011 Listed By: Diane C. Butler RE Sold By: Non Sullivan</p>
<p>5. MLS 6197215 Bethel Township Mid-Century Modern/ Ranch</p>  <p>2 BR/2 BA Acres: 0.38 Sold For: \$313,000 School Tax: \$3,016.47</p> <p>Town &amp; County: \$3,561.11 Built: 1950 Listed By: Country House Realty Sold By: Country House Realty</p>	<p>6. MLS 6219356 Fallsburg Township Split Level</p>  <p>3 BR/2 BA Acres: 5.51 Sold For: \$375,000 School Tax: \$3,323.40</p> <p>Town &amp; County: \$3,969.89 Built: 1979 Listed By: Resort Realty Sold By: Non Sullivan</p>	<p>7. MLS 6214249 Delaware Township Log Home</p>  <p>2 BR/1 BA Acres: 5.03 Sold For: \$550,000 School Tax: \$2,201.11</p> <p>Town &amp; County: \$3,803.06 Built: 1995 Listed By: Irene Nickolai RE Sold By: Matthew J. Freda RE</p>	<p>8. MLS 6205016 Thompson Township Contemporary</p>  <p>5 BR/5 BA Acres: 0.45 Sold For: \$955,000 School Tax: \$8,555.14</p> <p>Town &amp; County: \$17,823.53 Built: 1972 Listed By: Rieber Realty Sold By: Non Sullivan</p>



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111635



# Culligan is the 911 for H<sub>2</sub>O

BY CAROL MONTANA

Those of us “of a certain age” remember hearing the commercial that started with “Hey, Culligan man!” Although the 87-year-old company has diversified over time, the promise of making sure your water is safe has never wavered.

Living in a rural area, as many of us do, there are several water problems we can encounter in our homes and businesses. Culligan Water of Newburgh is committed to solving any water issue you might encounter.

Some common complaints include: water spots on glasses and dishes, stains in toilets and on faucets, calcium buildup on shower heads and other plumbing fixtures, bad odors or tastes in drinking water, soap scum on shower doors and wall, shampoo buildup on hair, and laundry that

isn't properly cleaned. And these issues can be especially troublesome if your water is from a well.

Culligan says that “even well water can be swell,” with a system that cuts out nasty odors and tastes, and improves overall water quality.

According to Area Sales Manager Norman Miller, Culligan Water of Newburgh services the entire Hudson Valley from Putnam County in the south to the top of Ulster and Dutchess, and from Sullivan County in the west to the Connecticut border in the east.

Norman walked us through a typical phone call to his office when someone calls and says, “I don't like how my water tastes.”

“The first thing we do,” said Norman, “is test their water, and based on what we find, we make

CONTINUED ON PAGE 8H



CONTRIBUTED PHOTOS

Kathleen Kayes of Culligan Water of Newburgh was on hand at the recent Orange County Home Show to answer future customers' questions.



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## CONTINUED FROM PAGE 6H

recommendations for treatment solutions, which can include reverse osmosis for drinking water to coolers, to water softeners, to whole house water filtration.”

The most common problem is hard water. The free water consultation includes a discussion of system locations, whether it be under the sink, the utility room, the basement, or the garage, and a cost estimate and payment options such as renting or financing.

Some of Culligan's solutions include their High Efficiency Sulfur-Clear Whole House Water Filter that will reduce contaminants like hydrogen sulfide and iron, which produce the rotten-egg smell coming from your water. The Aquasential Select Series Plus Iron Clear Water Filters significantly reduce iron, which can contaminate your appliances. The Culligan High Efficiency 1-Inch Water Softener also helps to prolong the lifespan and efficiency of appliances, heating and plumbing systems

by automatically adjusting to change in your home's water conditions.

A reverse osmosis (RO) system works by using pressure to pass water through specialized membranes, allowing the contaminants to be blocked out. Culligan describes their RO systems as the “ultimate drinking water upgrade,” and they are certified to reduce 12 times more contaminants than the leading standard filter pitcher.

Speaking of smart features, The Aquasential® Smart Reverse



Culligan's reverse osmosis drinking water system comes in a variety of models - our smart RO lets you keep track of how much water you drink and how much you are helping the environment by not using plastic bottles.



Culligan's smart high efficiency water softener means that you can have “vacation” hair all year round. It also saves appliances like hot water heaters, dishwashers, washing machines.

Osmosis Drinking Water System lets you monitor water quality from your phone. You can customize another RO system with filtration options, get filter change alerts, and there's even a tankless system that fits vertically or horizontally in your space.

Or maybe you just want good, clean drinking water delivered to your home or business. Culligan can provide bottled water delivery, water dispensers (for cold and/or hot water), and even bottleless coolers. Whichever you order, you'll be saving time and money, and reducing the waste of single-use plastic bottles, plus you'll have on-demand fresh water

for drinking and cooking. And your monthly price includes service and maintenance.

You have options to rent, buy or finance your Culligan system. Norman used an example of a system that might cost \$6,000. “You can work with a finance copy and pay it off in 6 to 12 months with no interest, or up to 15 years with interest.”

Besides their free water testing, Culligan provides a 30-day 100 percent satisfaction guarantee. So, whether you need a whole-house water filtration system, a reverse osmosis or filtration system for drinking water, a water dispenser, bottled water delivery or a bottleless cooler, you'll want to contact Culligan Water of Newburgh at 845-561-3728. Or visit their jam-packed information-filled website at [www.culligan.com/locations/ny/newburgh](http://www.culligan.com/locations/ny/newburgh).

Because as Area Sales Manager Norman Miller says, “There is no problem water solution we can't solve.”



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**Tyler Hill, Pa.** Classic village farmhouse, located in the heart of historic Tyler Hill.

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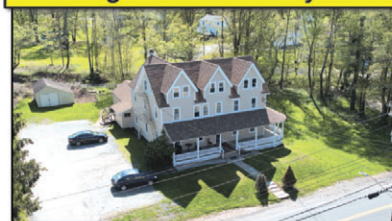
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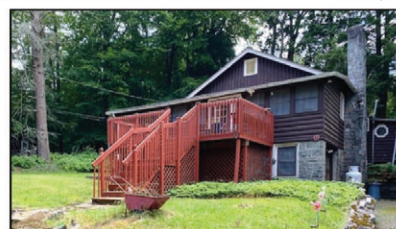
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In desirable lake community near Bethel Woods, well-maintained 1930's cabin is adorable! 3 BR, stone fpl, large porch, lots of original woodwork, big deck & garage! Full unfinished basement with washer/dryer hookup & workspace. **\$250,000**

111630



# Fremont development completed; brings much needed ratables to Fremont



STORY AND PHOTOS  
BY FRED STABBERT III

**C**harles Petersheim, owner of Catskill Farms, saw the potential in a small

development in the hills of North Branch several years ago.

He purchased the project, located on Warner Rd., which had been sitting idle since 2006 and started going to work.

Today, Crest Lane, which

is commonly referred to as Reichmann's Pond, is sold out.

"We did it," an elated Petersheim said. "The project was approved for a 60-lot subdivision but we did 14 homes and it is now complete."

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Far left: Catskill Farms Founder and President, Charles "Chuck" Petersheim and Project Manager Kirsten Mitchell were busy on Wednesday furnishing the final home

Petersheim said the subdivision includes some of his most popular homes, including farmhouses, ranches and barns.

"They are all smartly designed, it's a really diverse portfolio," he said. "The owners of the properties are a real mix.

"Second homeowners are using their homes so much more robustly," he said. "Now they spend three or four days upstate and three or four days in the city where it used to be they would use the house 36 hours every three or four weeks."



in the Crest Lane development. Fourteen homes dot the hillside above Reichmann's Pond in Crest Lane development, located on Warner Rd. in North Branch.

Petersheim said that telecommuting has played a large part in the new development and Crest Lane boasts five full-time residences.

"That's more [full-time homes] than I've sold in the past 20 years," he said.

"It was a great project that put a lot of people to work," he said. "Nine million dollars [of work was completed].

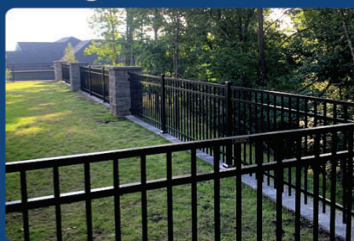
"The Town of Fremont was great to work with," he said. "And the people of Fremont will benefit forever."



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Turning up the drive of 83 Yaun Road just as the GPS announces “you have arrived at your destination” your eyes are met with a wide open, expansive field edged in by woods on one side, and a small apple orchard on the other. The drive takes you up the hill

and off to the right before looping back and up to a perfect plateau on the top of the mountain where two small metal buildings sit tucked towards the trees.

Real Estate Agent Joe Freda is waiting with sunglasses on and a big smile.

“Did you see the apple orchard on the way up?” he asked.

Before going inside the garage-turned-tiny home/studio, Joe has us walk down just a short distance to where the trees open and a foundation can be seen against the hillside. Joe stops at the table and chairs that are sitting just at the edge of the concrete slab and turns to look out. The property slopes down

# Tucked away in nature

BY AUTUMN SCHANIL



At left: The studio garage doors allow for plenty of light and a beautiful view.

Above: The foundation from a previous modernist house, is the site for a future project and incredible Catskill views.

At right: The studio and separate garage are tucked back at the top of the hillside for quiet starry nights and breezy summer days.



the mountain to the lower field on one side of the driveway, giving a spectacular view of the Catskill Mountains, where the sky touches the land and the land in turn reaches up to the sky.

“It’s one of the best views of the Catskills I think,” Joe said. “There used to be a modernist house that sat here, built in the late 80s or early 90s. You could see it from the road dominating this whole hillside. It unfortunately fell into disrepair, and when these folks bought the property in 2007, they couldn’t save it.”

Being home-built, the owners had no choice but to tear it down, but according

CONTINUED ON PAGE 16H





Above: The studio has a full kitchen with a center island for storage and a quick breakfast and coffee.

CONTINUED FROM PAGE 15H

to Joe, the one thing that was done really well was the foundation. It's set with a well, septic, and electricity, ready for a two-story house.

"This is due South, so it'd be a great place for an all glass front house with solar," added Joe, looking up towards the sky.

Walking back up to the country compound, the main metal studio building is 32 feet by 40 feet with a metal roof, high ceilings, two garage doors for fresh air during the warmer months and lots of natural light until sundown.

The owners converted the building into a kind of tiny home studio complete with a full kitchen, a full bath, and an open space where bedroom and lounge area combine.

"They put these buildings here while working out what they would do with the house that was in disrepair," explained Joe.

The studio just stuck, as it was perfect for weekend getaways, quiet studio sessions, or just the summer being tucked away in nature.

They built an overhang off the back side of the house that could easily be converted into a sunroom as the sun hits that side of the home for a large part of the day, giving warmth and brightness.

The home is insulated with propane forced warm air heat, has Spectrum high-speed internet, stainless steel appliances and an outdoor shower for those hot summer days. Walking out the door, the land is open, boasting areas that could be a vegetable garden, a flower bed, or a summer patio with a fire pit. And being on the hillside, there are plenty of walking trails and stone walls throughout the property.

For more information, contact Joe Freda at 845-887-5640 or email [joe@fredarealty.com](mailto:joe@fredarealty.com).





Above: Evenings are cozy on the couch, while mornings are bright and spacious.



Above: Tall ceilings and a large open space allow for entertaining friends and having dinner parties, or a simple candle lit date-night in.

## home features

**MLS No:** 6235067

**Price:** \$499,000

**Acreage:** 36.62

**Bathrooms:** 1

**Bedrooms:** 1

**Type:** Single Family

**Style:** Contemporary

**Total Square Feet:** 976

**School:** Sullivan West Central School

**Year Built:** 2007

**Features:**

Eat-in-Open Kitchen, High Ceilings, High Speed Internet, Potential Sunroom, Full Bath with Subway Tile Shower and Bluestone Shelf, Stainless Steel Range, refrigerator, sink, and microwave, Apple Orchard, Catskill Mountain Views, Walking Trails, Outdoor Fire Pit

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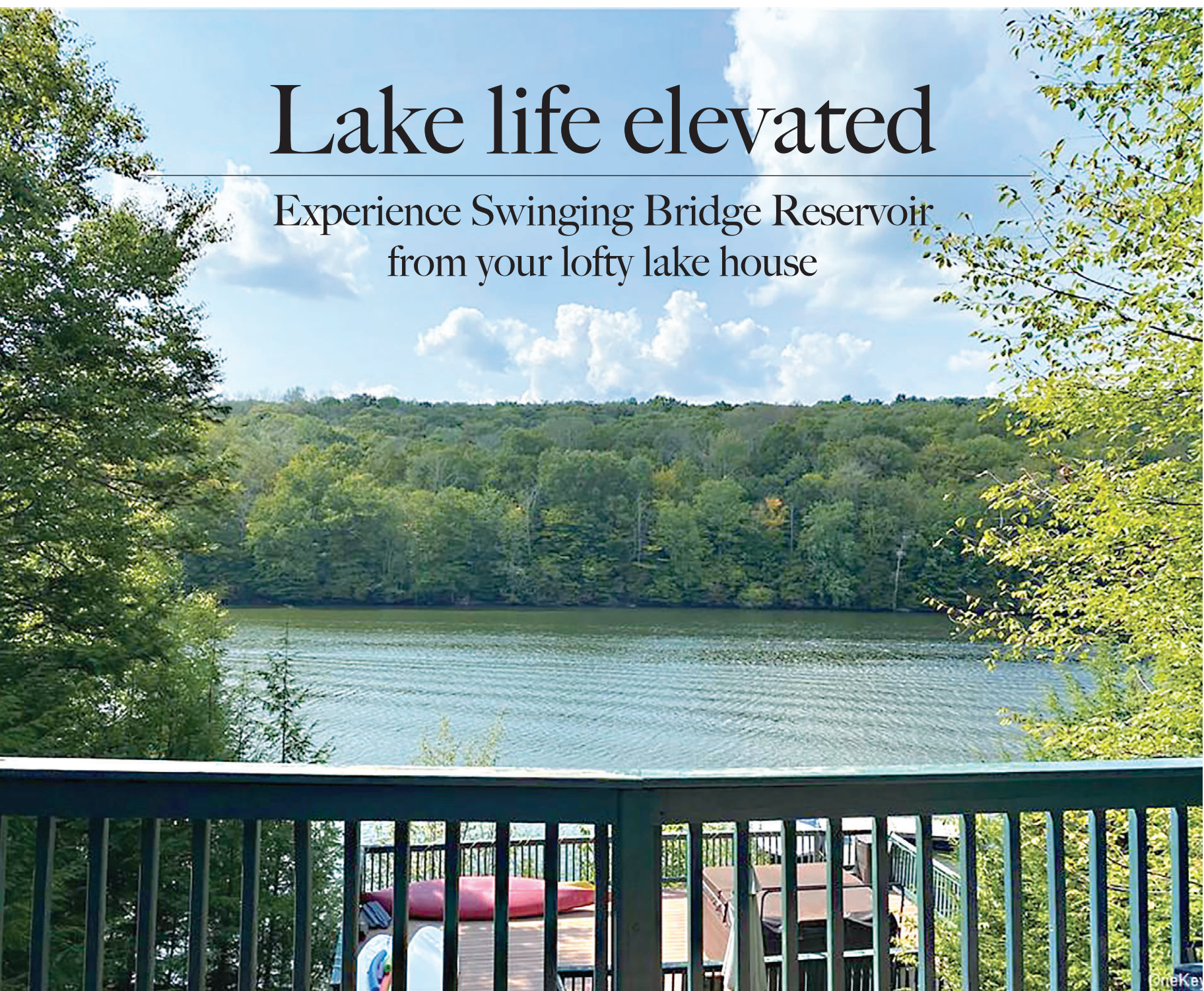
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BY PATRICIO ROBAYO

This is a dream lake house where the view is everything.

This home is perfectly perched above the sparkling Swinging Bridge Reservoir offering an unobstructed and spectacular view that will take your breath away whenever you step outside.

You'll feel completely at home the moment you step foot inside this updated and well-maintained two-story home.

The tastefully appointed floor plan offers plenty of space for family and friends, with five bedrooms and two bathrooms that can accommodate all. The combo living/dining room is a cozy and welcoming space with lots of glass that embraces the sweeping views of the lake.

The space is bathed in natural light that pours through several skylights, creating an inviting and cheerful atmosphere. Additionally, the vaulted ceilings add to the grandeur of the space, making it feel expansive and refreshing.

The living room is anchored by a beautiful brick fireplace that provides the perfect setting for those cozy nights in. The natural light that streams from the skylights and the large windows create a relaxing and positive atmosphere that makes you feel right at home.

The updated kitchen is a chef's dream, featuring granite counters, a glass tile backsplash, and stainless-steel appliances that make cooking joyful. The trendy new



CONTRIBUTED PHOTOS

Opposite page: Sip your favorite hot beverage and soak in the serene views of the flowing water as it enters Swinging Bridge Reservoir. Enjoy the sweet sounds of songbirds in the crisp morning air from this tranquil spot on the deck.

At Left: Experience year-round comfort and security in this welcoming lake home, no matter the season - whether it's spring's freshness or winter's coziness.

Below: Stay cozy all winter long with this beautiful stone fireplace, the perfect centerpiece for winter nights at home.



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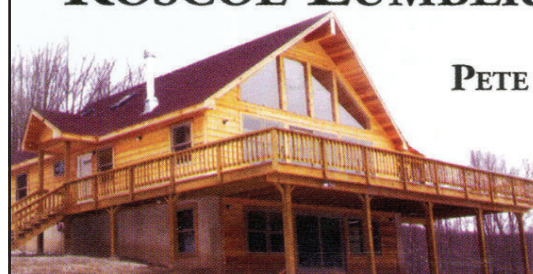
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This updated kitchen is a dream come true: granite countertops, a stylish glass tile backsplash, and everything you need to whip up a delicious breakfast - like the perfect scrambled eggs.

vinyl plank floors are perfect for lake life and are easy to maintain, making cleanup a breeze.

The lower-level family room, which features the second fire-place in the home, is a fantastic space. With wonderful lake views, it opens to the patio and firepit. This is the perfect spot to relax and unwind with family and friends, and to take in the beauty of the lake and the surrounding natural environment. Multiple decks, a hot tub, and a private dock enhance the lake living experience, allowing you to fully immerse yourself in the natural beauty of this charmed place.

This lake house is conveniently located near fine dining, Resorts World Catskills Casino, the Kartrite Waterpark, Monticello Motor Club, and Bethel Woods Center for the Arts which offers world-class entertainment. This makes it the perfect spot for those who want to enjoy the lake's natural beauty while having access to all the amenities and entertainment that the area has to offer.

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# Journey of a Realtor in Sullivan County:



Anna Milucky is a Licensed Real Estate Salesperson working for Century 21 Country Realty at 504 Broadway in Monticello NY 12701 Cell# 845 798 5910 email: annasellshomes61@gmail.com

## Should I buy? Should I sell?

BY ANNA MILUCKY

**H**appy Spring! The robins have returned and the snowdrops emerging in my garden are looking pretty good. I am sure you all have been wondering how I have survived the winter and my Real Estate career... doing well, and every day holds a new opportunity.

One tidbit that wasn't covered in Real Estate 101 ... accepting an offer and waiting 4 months for the contract to be signed - and you guessed it, had to start the process all over again with a fresh buyer! It's all good.

You're probably curious about the title of my article, it has nothing to do with the stock market so you can keep on reading ... LOL!

**Should I Buy?** I'm referring to buying a home and a couple of solid arguments for you to pull the trigger. Yeah, I know, the interest rates are high, inventory is low, but let me share some compelling reasons to go for it and become a homeowner.

Buying a home helps you exit the rising costs of rent. Over the past couple of years, rent has increased. So, buying a home makes more sense now more than ever. (Unless of course you are living with Mom and Dad, not judging, that's a sweet deal!)

One of the advantages for buying a home is a hedge against inflation. When you buy a home, you have a fixed mortgage payment, with a fixed interest rate, so your payment will stay the same unlike an annual rental increase.

Also did you know that the average net worth of a homeowner is \$255,000 compared to \$6,300.00 for a renter.

**Should I sell?** This piece is dedicated to all the homeowners that are thinking about putting their home or land on the market. (We need the inventory.)

As a realtor, in my humble opinion, this is a great time to put your home on the market. You're probably thinking, is this woman crazy? Has she been listening to the news; the real estate market is in funk?

I beg to differ.

Upon doing some research-going back to February 2021,

Sullivan County had 1,615 listings on the market. The same time period this year there are 1,311 listings, a negative drop of 16.35%. So if your home is on the market, chances are it will have a decent number of showings, which could potentially translate to a sale very close to your asking price.

To support that statement, I looked at a February 2021 median sale price of \$210,000, and I noticed February 2023 median sale price of \$276,000.00 an increase of 4.3%.

To get a bit more granular I looked at the median percentage of original price. Comparing February 2021 /2022 and 2023; 94.7% in 2021, 96.9% in 2022 and 95.9% in 2023. Not a big shift from asking price to what it sold for.

Another piece of data that I thought was worth mentioning is the median price per square foot ... 2021 - \$125; 2022 - \$157, a jump of 25.6% and 2023- \$177.00, a smaller jump of 12.7%, but still an increase. This tracks in line with property values increase over the last years.

In conclusion, if you decide to buy or sell, reach out to your Local Real Estate professional and they can help you buy that dream house or help you put your house on the market. Did I mention, we need the inventory?

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





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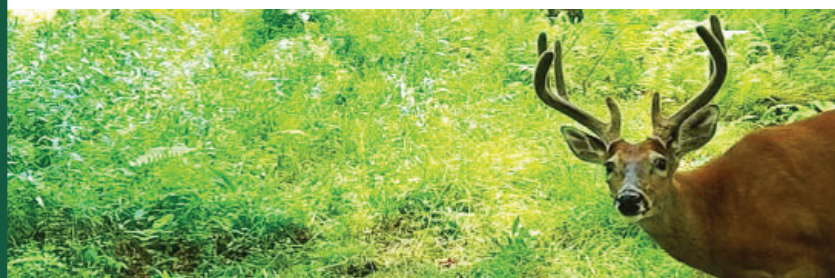


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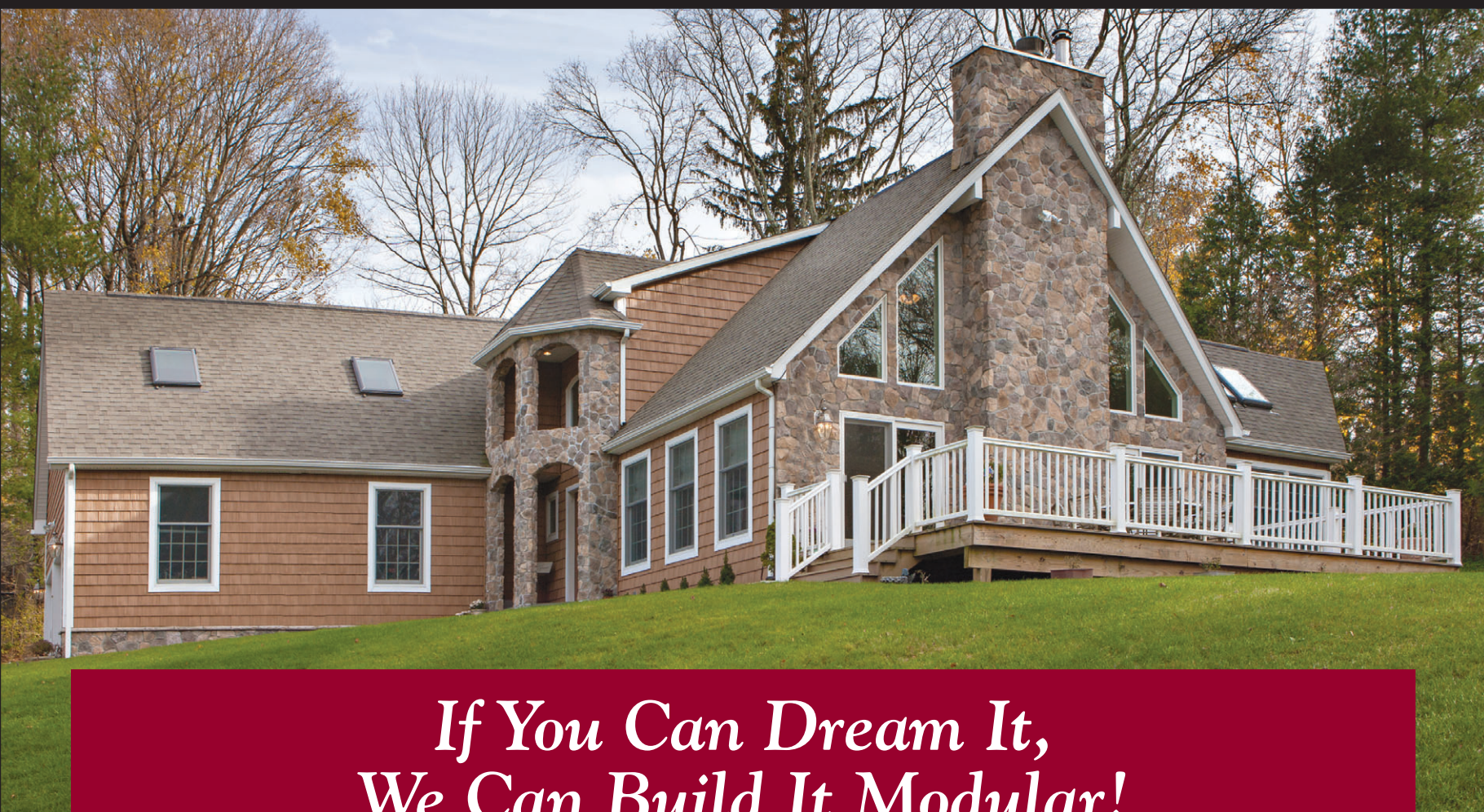
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