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Recent Home Sales

Statistics by Sullivan County Board of Realtors

1. MLS
6201642
Tusten
Township
Bungalow



3 BR/1 BA
Acres: 0.40
Sold For: \$56,700
School Tax: \$1,241.77
Town & County:

Built: 1950
Listed By: Century 21
Geba Realty
Sold By: Century 21 Geba

\$1,241.77

2. MLS
6205686
Fremont
Township
Frame



3 BR/2 1/2 BA
Acres: 0.39
Sold For: \$150,000
School Tax: \$ 1,123.91
Town & County:

Built: 1910
Listed By: Matthew J.
Freda Realty
Sold By: Non MLS

\$2,730.87

3. MLS
6192128
Liberty
Township
Colonial



4 BR/2 BA
Acres: 0.36
Sold For: \$198,500
School Tax: \$ 2,463.53
Town & County: \$
1,749.91

Built: 1915
Listed By: Keller Williams
Hudson Valley
Sold By: Non MLS

4. MLS
6195408
Rockland
Township
Ranch



3 BR/2 BA
Acres: 2.70
Sold For: \$ 242,500
School Tax: \$ 2,158.83
Town & County: \$

2,380.42
Built: 2005
Listed By: Sergio A.
Seravia
Sold By: Sergio A. Seravia

5. MLS
6212186
Callicoon
Township
Cape Cod



2 BR/2 1/2 BA
Acres: 5.03
Sold For: \$280,000
School Tax: \$1,935.47
Town & County:
\$5,152.82

Built: 1970
Listed By: Carole Edwards
Realty
Sold By: Hart & Johnson
Realty

6. MLS
6194862
Fallsburg
Township
Bilevel



3 BR/2 1/2 BA
Acres: 1.08
Sold For: \$395,000
School Tax: \$4,788.52
Town & County:
\$10,497.36

Built: 1986
Listed By: Resort Realty
Sold By: Non MLS


7. MLS
6221720
Bethel
Township
Farmhouse



4 BR/2 BA
Acres: 90.00
School Tax: \$3,322.59
Town & County:
\$7,506.49
Built: 1910

Listed By: Catskill Sales
Associates
Sold By: Catskill Sales
Associates

8. MLS
6214005
Fremont
Township
Farmhouse



4 BR/3 1/2 BA
Acres: 10.00
School Tax: \$ 899.13
Town & County: \$ 811.35
Built: 2022
Listed By: Lazy Meadows

Realty
Sold By: Country House
Realty

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111635

Ideal items for summer entertaining in the backyard



METRO CREATIVE SERVICES PHOTO

Imagine getting friends together in an outdoor setting like this.

Summer entertaining season provides ample opportunities to soak up some sun and have some fun with family and friends. Backyard barbecues and other get-togethers at home are even more fun when hosts ensure they have certain must-have items for summer soirees.

- **Fire features:** The days when summer hosts only needed a few extra lawn chairs and some burgers and hot dogs on the grill for a backyard barbecue are long gone. Though those items still have a place at backyard barbecues, summer parties have taken a step up. Fire features, whether it's a stand-alone fire pit, one built into a patio or a gas-powered fire table, are

now wildly popular. Fire features provide a welcome place to relax and converse with guests after the sun goes down. And much to kids' delight, a fire feature also paves the way for some post-meal s'mores.

- **Insulated wine cooler:** Coolers are great places to store water, soda, beer, seltzers, and other popular beverages. But what about wine? An insulated wine cooler ensures wine stays properly cooled but doesn't get too cold, which can happen when wine is stored in a more traditional cooler filled with ice. Bottles are simply placed in the insulated cooler (much like canned beverages slide easily into can koozies), and the



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bottle can be kept on the table much like you would for formal dinners indoors. Hosts can go the extra mile by pairing insulated wine tumblers with their wine cooler.

- Games: Summer entertaining season might be all about relaxation, but games can up the fun factor at backyard gatherings. Cornhole is a wildly popular game, and customized cornhole boards can help hosts come across as party professionals. Ladder toss, bocce and wiffle ball are some additional games that can make the festivities more fun. Hosts who don't have a pool also can invest in an inflatable pool big enough to fit all the kids who will be coming to the party.

- Outdoor storage cabinet: Hosts can save themselves the stress and effort of walking in and out for dinnerware and other table accessories by investing in a sturdy outdoor storage cabinet. As meal time draws near, hosts will appreciate that all the plates, napkins, utensils, and placemats are al-

ready outside. The top of the storage cabinet can double as a small but convenient buffet station for sides that aren't being cooked over an open flame.

- Projector and screen: A projector and screen can really up the ante on summer entertaining, turning a backyard barbecue into a great place to watch a game or cuddle up after dinner for a movie night under the stars. Projectors and screens won't bust the budget, but those who have more to spend may want to consider an outdoor television. Outdoor televisions are built to handle the glare of the summer sun, but a retractable awning may be a good safety net for hosts who plan to spend many a weekend afternoon outside watching games or movies with family and friends.

These are just a handful of items that can up the ante on traditional backyard barbecues. Homeowners should know that there's no limit to the number of items that can make summer entertaining season more special.

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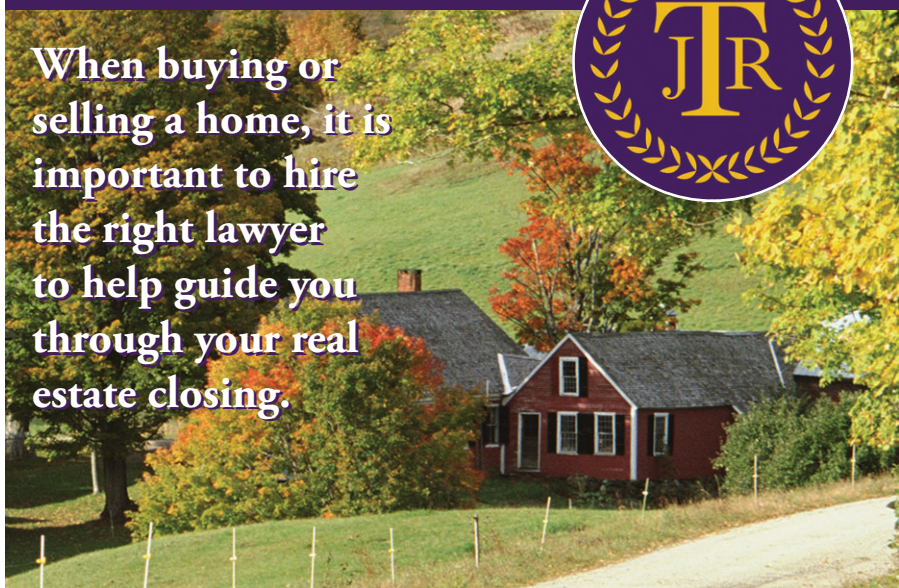
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A drone view of the spacious property

A classic in Monticello

STORY BY NIC BIRGLER



41 Jefferson Street's conference room

When you arrive at 41 Jefferson Street in the village of Monticello, you are immediately struck by its old charm. Built in 1890, this beautifully maintained and award winning building has private offices, a magnificent classic conference room, break room, and 3 restrooms.

The main building is an elegant spacious professional commercial building which is currently an active law office. The second

plan, including the second level mezzanine, storage, kitchenette, and bathroom.

The property's perfectly paved private parking lot leads directly into a beautifully landscaped yard with a gazebo. A perfect mix of professional and modern design ideal for you and your team to relocate your business and can be an executive residence with private professional suite as well.

Sullivan County is one of New York State's fastest growing coun-

CONTINUED ON PAGE 10H



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- \$259,000 - Listing# 135309
- Mixed use
- Walk to Delaware River
- Licensed RE Broker: Travis O'Dell / 845-807-2630



16 PICADILLY CIRCLE - ROCK HILL, NY

- \$495,999 - Listing# 135327
- New construction with propane fireplace
- Lakefront beach access, pool, tennis court
- Licensed RE Agent: Krystal Perrello / 845-798-2106



850 ADEN ROAD - NEVERSINK, NY

- \$590,000 - Listing# 135324
- Renovated farmhouse and barn
- Stream and ponds on property
- Licensed RE Agent: Brian Garber / 845-417-3812



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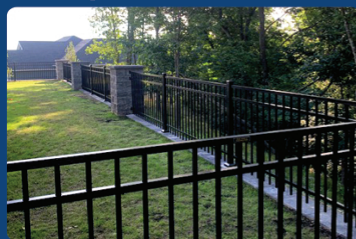
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CONTINUED FROM PAGE 8H

ties with its great outdoor living, entertainment and open space offering a high quality life for young families.

This property offers many possibilities and is walking distance to shopping, restaurants, transportation and the Government building and only a few miles from Bethel Woods, Monticello Motor Club, Resorts Catskill Casino and The Kartrite Indoor Waterpark.

For more information contact Bruce, owner of R.J Katz Realty, at bruce@rjkatzrealty.com.



The main building's main office.



The main building's full service kitchen.



41 Jefferson Street's beautifully landscaped entranceway.

PROPERTY FEATURES

MLS No: 6215617
 Price: \$950,000
 Post Office: Monticello
 City/Town: Thompson
 Zip Code: 12701
 Property Type: Mixed
 Sub Type: Office
 Commercial Sub Type: Office Building
 Levels: 3
 Total Square Feet: 7,699
 School: Monticello
 Year Built: 1890
 Features: Lot parking, steam heating, above ground oil, central air conditioning, municipal water and sewer, and stand-alone electric heating.
 Broker: R.J. Katz Realty



41 Jefferson Street's private professional suite



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Budget-friendly ways to freshen up your home's exterior



METRO CREATIVE SERVICES PHOTO

Nothing makes a bigger impression than the addition of flowers and window boxes for this purpose really ups the impact.

As any homeowner knows, renovation projects tend to cost a lot of money. The average cost of a home renovation is difficult to gauge, as such endeavors run the gamut from complex projects like a kitchen overhaul to simpler ones like painting a room inside a home. Indeed, the National Association of the Remodeling Industry notes that scope is what drives the cost of a renovation project.

Though there might not be an “average cost” of a renovation project, homeowners can expect to spend thousands of dollars on projects that are not very small in scale. Navigating such an expense at a time when inflation remains high might be difficult for some homeowners looking to maintain the appearance of their home exteriors. However, there are many budget-friendly ways homeowners can tend to the exterior of their properties.

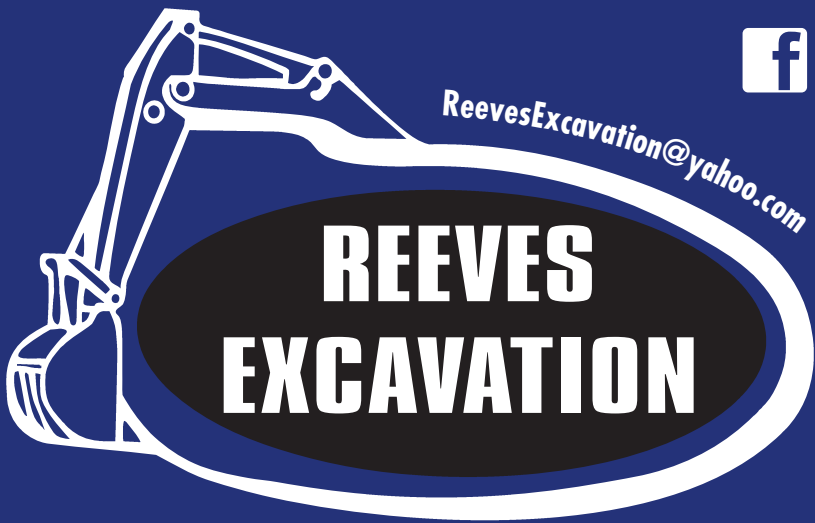
- **Power washing:** Power washing won't break the bank but it can revive the look of a home. Power washing removes dirt and grime from the siding of a home and a power washing can be used to clean porches, walkways and patios as well. Hardware chains like Home Depot and Lowes typically rent power washers, but homeowners who don't want to do it themselves can hire a professional for a few hundred dollars, if not less. Power washing after winter can be a good idea, as the elements can take a toll on a home's exterior. A good power washing before spring and summer entertaining season can thus give a home a fresh, clean look without breaking the bank.

- **Furnished front porch:** A furnished front porch can serve as a welcome sign to neighbors and provide a great place to relax with a morning cup of coffee and a good book. Homeowners with a small porch won't need to bust their budgets to upgrade their front porch furnishings. Some small chairs with bright cushions, a small table and a rug underfoot can revamp an entryway at low cost.

- **Window box installation:** Installing window box planters is another cost-effective way to brighten up a home's exterior. Homeowners can hang window boxes outside windows on the front of their homes and then fill them with brightly colored flowers to add an inviting pop of color to their home exteriors. The experts at Better Homes & Gardens urge homeowners to take weight into consideration before buying window planters. Keep in mind that soil and developed plants can be heavy, so look for a sturdy box as well as one that has drainage holes.

- **Replace hardware:** Another simple way to freshen up a stale exterior is to replace hardware. Door knobs, knockers, house numbers, and even the mailbox can appear dated after a while. Replacing these items is inexpensive and quick but can have a profound impact on how the exterior of a home appears to residents and visitors.

Exterior renovations need not break the bank. Various simple and inexpensive tweaks can quickly revitalize the exterior of a home.



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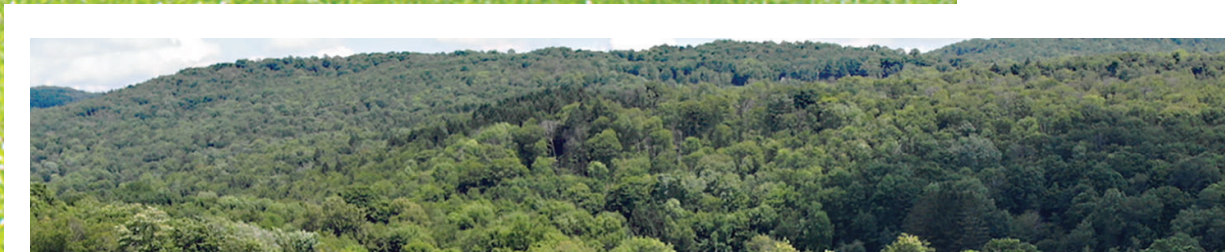
Clockwise from left:

A view of the home from the backyard.

The beautiful aerial view of the property on 11 Hust Road.

The property includes a freestanding deck adjacent to the house which can be used as a tent platform, kids hideout or a BBQ area.

11 Hust's impressive 8,000 square foot warehouse/garage building with several amenities for work and life activities.



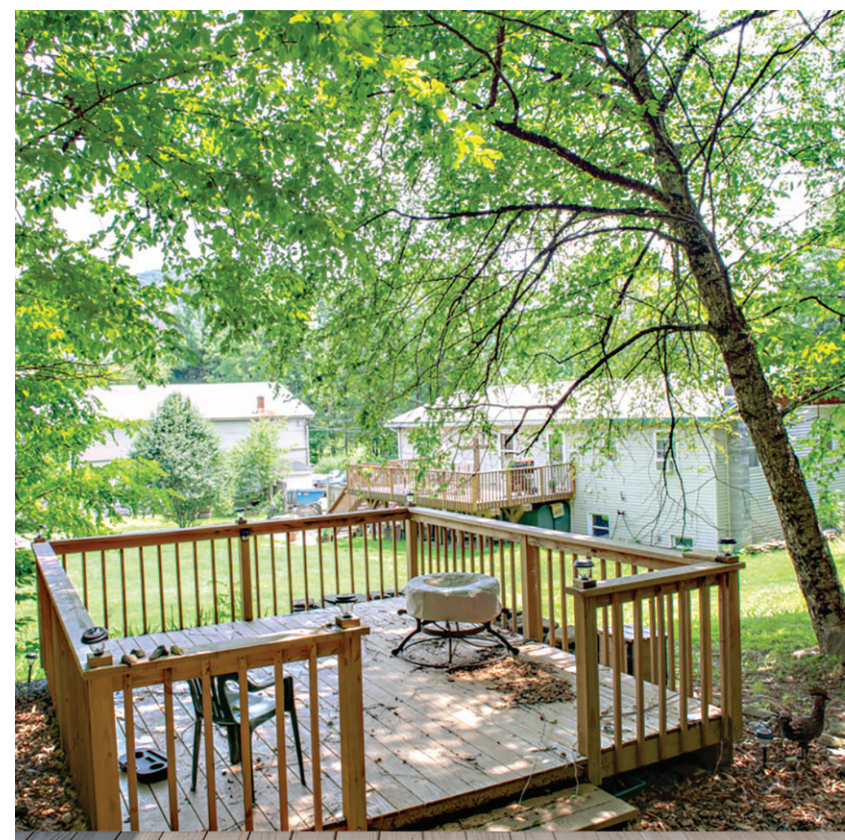
Sweet retreat and some

BY ALEX KIELAR

Check out 11 Hust Road in North Branch as it is an extraordinary corner situated on over four acres of lush countryside. This spacious raised ranch offers a unique work/life opportunity, featuring an impressive 8,000 square foot warehouse/garage building. The interior features a family room, a den with a relaxing Jacuzzi hot tub and a billiard table for entertainment. The main house offers the flexibility of creating a two-family residence for extra income, employees or family.

The property is adjacent to a beautiful stream. The home has an inviting deck on the side of the house with captivating wooded areas that features a few apple trees and room for gardens. Spend leisurely afternoons by the babbling brook, immersing yourself in the soothing sounds of nature. The property also features another freestanding deck which can be used for a tent platform, a kids hideout or a BBQ area. Fishing enthusiasts will appreciate the stream which is perfect for catching trout!

CONTINUED ON PAGE 16H





The billiard table in the main house.

CONTINUED FROM PAGE 15H

The expansive warehouse/garage building presents endless possibilities for various uses. With its five bays, office space and storage areas, this building offers ample room for storage, business operations or even additional parking. Designed to accommodate diverse needs, this two-story, 145' deep building is truly remarkable. Perfect for a furniture designer, large format artist studio or warehouse.

This property is ideally situated in the sought-after Catskills, with the Callicoon Hills Resort right down the road and within minutes, you can explore charming shops, delightful restaurants, wine shops and boutiques in Callicoon, Livingston Manor, Jeffersonville and Roscoe. The region has become a haven for creatives and those seeking a retreat.

Don't miss out on this exceptional property that seamlessly combines a charming raised ranch home, a spacious warehouse/garage building, and a serene natural setting. Embrace the work/life opportunity and immerse yourself in the breathtaking beauty of the Catskills. Explore the endless possibilities that await you at 11 Hust Road!

HOME FEATURES

MLS No: H6133210
Price: \$550,000
Post Office: North Branch
City/Town: Callicoon
Zip Code: 12766
Acreage: 4.09
Levels: 2
Bathrooms: 2
Type: Single family
Total Square Feet: 2,200
School: Sullivan West
Year Built: 1960
Features: 4
 Bedrooms,
 1 Bathroom,
 Dishwasher,
 Microwave, Washer/
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11 Hust's open kitchen and dining room area in the main house.



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Family-owned oil and propane in Sullivan County

BY ANTHONY MORGANO

Cochecton Oil and Propane has been proudly serving customers since its beginnings in 1959. Their service range includes parts of Sullivan, Delaware and Wayne counties for over 2,000 customers.

The family-owned business has continued to grow, and is now in its third generation after Melvin and Henrietta Pierce began in the late 1950s.

What began as a night job, Melvin would deliver mail in the

morning and deliver oil and kerosene in the afternoon for over 30 years until propane was introduced in 1985.

Peter and Norma Pierce were incorporated into the business in 1993 and began operating full time, expanding the service area and taking on new customers.

Patrick joined the business full time in 2017 after completing his Associates Degree in Business Management from SUNY Sullivan.

His hard work and focus has contributed to the betterment of the business, and their continued growth in recent years.

Michael Pierce, Peter and Norma's eldest son and United States Army veteran, oversees the day-to-day operations and works full time to pioneer growth of the business.

From propane deliveries and installations to BBQ tank fill ups, Cochecton Oil offers a wide range of services to assist customer needs. The company prides themselves on their prompt delivery and dedication to customer service.

Family owned and operated,

Cochecton Oil separates themselves from their competitors through their personalized service.

The business has also continued to expand, not only their customer base, but their equipment and local presence as well. They have also expanded into the social media field, using Instagram and Facebook to connect with future customers.

By increasing their storage capacity with more/larger tanks, they are able to deliver to customers more efficiently, always having the products needed to keep cus-

tomers warm.

They recently added a propane crane truck and a second bobtail truck, giving Cochecton Oil a total of three oil trucks, three propane trucks, a crane truck and another service truck.

"Expanding our fleet has allowed us to provide the best service possible to our customers," Patrick Pierce explained. "Our family, along with our knowledgeable staff, strive to make Cochecton Oil and Propane a great choice when homeowners are choosing a reliable energy supplier."



Top: The Cochecton Oil and Propane fleet.

Right: Patrick, Mike, Norma and Peter Pierce stand in front of the Cochecton Oil and Propane office.

Left: A storage tank sold and installed by Cochecton Oil.





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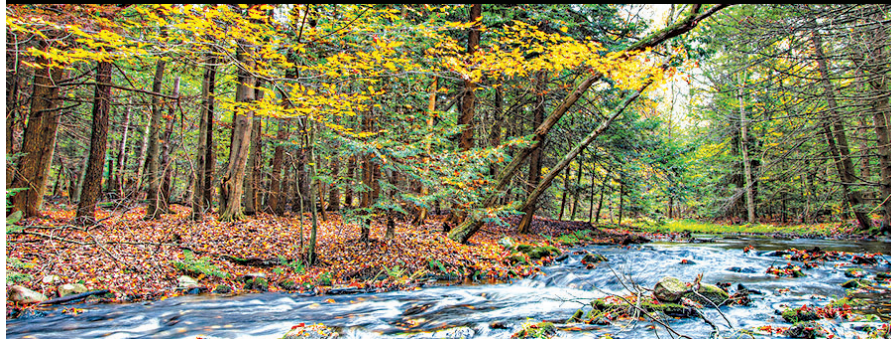
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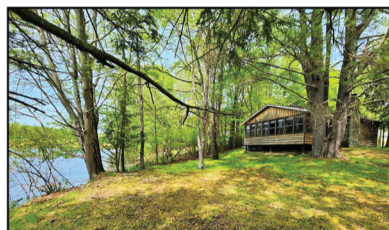
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Adorable cottage offers access to Lake Paradise and is a great getaway! 2 BR Ranch home with a full basement, lovely gardening areas, one car garage and cool circular fireplace. LOW taxes and Tri-Valley Schools! \$219,900



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Youngsville, NY Compound w/older farmhouse, large barn w/silo, gazebo and outbuilding, this is the property for you! 3.87 acres of lush grounds, open fields and trees. Needs some "TLC" 4 BRs, 2 full BAs plus a small office/den on 1st floor. Original woodwork w/hardwood floors. Municipal water and private septic. Barn has 2 staircases that takes you upstairs to loft area. Large gazebo w/electric. Large woodshed plus an additional shed. Located in Youngsville, New York and minutes to Jeffersonville for restaurants, park and shopping. 15 minutes to the Hamlet of Callicoon and the Delaware River

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Equinunk, Pa. Country church architecturally renovated to a stream-front residence near the Delaware River. It sits on a level lot off the end of a town maintained road. Walk to Little Equinunk Creek and onto the Delaware River via a neighborly agreement. Entry vestibule leads into 1st floor great room, w/French doors to a deck. 1st level living spaces include dining area, kitchen, full BA, and mechanical room. Curving staircase leads to a 2nd floor loft, 2 BRs and another full bath. Cool touches: reading nooks, window seats. Many more updated features call for details

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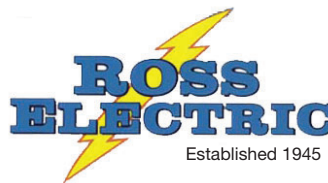
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Small renovations that make a big difference

Home renovation projects were high on homeowners' priority lists during the early days of the COVID-19 pandemic. Throughout much of 2020, people across the globe were forced to spend much of their time at home as leaders and governments across the globe sought to prevent the spread of COVID-19. More time at home compelled millions of homeowners to invest more in their properties, thus sparking a renovation boom.

By early 2023, the renovation boom that marked the initial days of the pandemic appeared to have burst. In May 2023, the popular home improvement retailer Home Depot reported its sales had fallen by 4.5 percent in the first quarter of the year and that its income had fallen by more than 6 percent from the same period a year earlier. That marked the end of what Home Depot CEO Ted Decker characterized as "a three-year period of unprecedented growth" in the home improvement sector.

Home Depot's decline in sales was attributed to a number of factors, including a pivot among homeowners from large projects to smaller renovations. Inflation and the looming threat of a recession have led many homeowners to emphasize smaller projects.



METRO CREATIVE SERVICES IMAGE

Consider the smaller more budget friendly fixes that will still make a large impact on your home.

With that in mind, the following are some small renovations that can have a big impact.

- **Storage addition:** Regardless of where storage is added, be it the kitchen or a home office or a laundry room, extra space to keep items out of view can dramatically alter the look of a home. Unused kitchen walls can be transformed with some inexpensive, easily hanged shelves, while some laundry pedestals with storage drawers can help

keep washrooms clear of clutter.

- **Polish floors:** Elbow grease might be the biggest expenditure when cleaning hardwood floors. The wood flooring experts at Bona® advise homeowners to polish their floors once every two to four months depending on how much foot traffic the floors get. A fresh polishing can make floors look brand new and ensures dirt and dust are not hanging around as un-

invited houseguests.

- **Paint:** Painting is another inexpensive option for budget-conscious homeowners who want to update their homes. There's no shortage of places in a home, both inside and out, where a fresh coat of paint can make a statement without breaking the bank. Fading paint on bedroom walls and kitchen cabinets can be painted over with a fresh coat of the same color or even something more vibrant. Outside, apply a fresh coat to a wooden deck or paint over brick siding to create a whole new look.

- **Molding:** Crown molding can add a touch of elegance to any room. Rooms can be transformed in a single weekend with the installation of new or replacement crown molding. A simple molding installation is a task many do-it-yourselfers can handle on their own, while homeowners with less DIY experience may benefit from hiring a contractor to create a layered molding look.

Homeowners are pivoting away from costly renovations to more budget-conscious projects. Various less expensive undertakings can transform spaces at a fraction of the cost of more extensive renovations.



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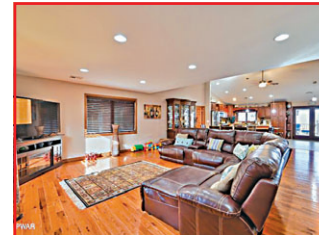
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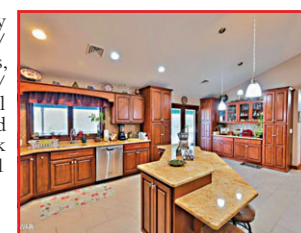


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This very unique home has two separate living areas for family or friends. Master suite, granite countertops open concept dining/living room. Lower level a total of 4 bedrooms and 2 full baths, kitchen, living room, and laundry room. An amazing family/rec 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? - 376 BURNS RD., WAYMART, PA

COME TAKE A LOOK!!



114145

Western Sullivan County's newest handyman

STORY AND PHOTOS
BY ANTHONY MORGANO



Above: Dylan Murphy, the owner of Delaware Handyman and Contracting, searches for a tool while on the job.

Below: A deck built by local Murphy.

Below right: All part of the process, a deck constructed by Delaware Handyman and Contracting.

After graduating from Roscoe Central School in 2015, Delaware Handyman and Contracting LLC owner Dylan Murphy is hard at work on jobs in western Sullivan County and Delaware County.

Dylan, a general contractor, has worked in home improvement and contracting since he was old enough to swing a hammer.

"It's something I've always loved doing," he explained. "Getting to stand back and look at a finished job and say 'wow, I did that,' is such a great feeling."

After graduating from high school, Murphy began working with other contracting companies before deciding to start his own business around eight months ago.

"There's a lot of work out there, more than enough for everyone," he said.

After nearly a full year of running Delaware Handyman and Contracting, Murphy said his favorite part of running his own business is getting to be his own boss.

"It's nice to be able to make your own schedule and decide where to go and what project to take on next."

Rather than competition, former employers have become an asset, creating a support system for the budding company, as he looks to hire additional help for the summer season.

When it comes to the jobs, Dylan is adamant about doing a good job.

"I like to see satisfied customers," he explained. "I'd rather lose a little money to get the job done right than have someone unhappy with the work."

Right now, Delaware Handyman operates primarily in the Delaware River Valley, going as far East as Liberty and as far south as the PA border.

Unfortunately, with a job that requires certain weather conditions, it's not always sunshine and rainbows.

"Scheduling around the weather has been the hardest part. When you want to plan a few jobs ahead but can't because of the weather it can be a bit of a pain."



Starting off, Dylan has primarily advertised through his work.

"People see me working and stop and ask for a business card or tell me about a project they are looking into doing. Working and just being out and about has been the biggest advertisement for me so far."



A connecting bridge built by Delaware Handyman and Contracting.

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BY ANNA MILUCKY

Time seems to fly when you are selling real estate. I cannot believe that half the year is over! In my Real Estate world, I have been busy, working with a couple of buyers that are ready to pull the trigger.

The only hiccup seems to be, every time they look at a home in their price range, it is gone, or several offers have been made and sellers are no longer interested in showing it, since they have already received an offer above their asking price. Mind you this is not happening in all areas, just the desirable ones.

Which brings me to my headliner, who are the buyers?

According to the National Association of Realtors, older adults or affectionately referred to as Baby Boomers, (People ages 58 – 76) are picking up homes in today's market. Baby Boomers accounted for 53% of sellers and 39% of buyers between July 2021 and June 2022, the most of any generation according to National Association of Realtor's reports. Between 2014

Who are the buyers?!

and 2022 millennials were the largest homebuying force. Presently they comprise 28% of buyers.

Baby Boomers can do this since they have built up equity in their homes. A lot of times there is no mortgage on the home, so all the proceeds from the sale can be re-invested in a new home.

The couple of buyers that I have been working with fit into that category.

Baby Boomers are living healthier lives so this gives them an opportunity to sell their home and relocate closer to their children and grandchildren.

Other Baby Boomers are buying second homes in the mountains or on lakes, so their children and grandchildren will have a place to go and make some great memories together as a family.

Baby Boomers are also picking up newer homes, since they would like to avoid any potential problems that come up with an older home. Good news for the contractors and investors who are in the building trade.

Looking at the local market in Sullivan County for the end of May 2023, (comparing it to May 2022) new listings are still running in the negative at -21.6%, Closed sales are at -21.3%, days on the market is at -2.3%. This is interesting, the median sale price is up +13.4%, Inventory of Homes for Sale is -17.2%.

Great time to put your home on the market, since the sale price is up and it should not take long to sell your home, if it is priced correctly. Remember, your home is only worth what a buyer will pay for it.

I attended a closing this past week, and it was one of the best! Upon entering the attorney's office, I was greeted by one of his pets, who affectionately welcomed me with a couple of barks... Once inside the office, I was greeted by a very tall dog, that almost looked me in the eye, felt I was OK to enter and strolled to another room. When I sat down at the closing table, there was another smaller dog, that just wanted me to pet him. The closing went very smoothly and once all the documents were signed, we started talking about our pets. At the end, the buyer's attorney was showing off pics of his dog, who was a rescue. The buyers shared pics of their babies who are going to love their new home, and, of course, I had to tell them about my cat "Oscar".

Wishing you all a Safe and Happy 4th of July!

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 at 504 Broadway in Monticello NY 12701 Cell# 845 798 5910 email: annasellshomes61@gmail.com



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