

A  
Sullivan County  
Democrat  
publication  
SEPTEMBER, 2023

PRICELESS

# Home in the country



Voted Best Real Estate Guide in New York State



# Recent Home Sales

Statistics by Sullivan County Board of Realtors



1. MLS  
6245432  
Neversink  
Township  
Cottage

3 BR/1 BA  
Acres: 0.82  
Sold For: \$65,000  
School Tax: \$744.37  
Town & County:  
Built: 1955  
Listed By: Catskills Home  
Services  
Sold By: Catskills Home



2. MLS  
6221989  
Thompson  
Township  
Capecod

2 BR/2 BA  
Acres: .30  
Sold For: \$134,000  
School Tax: \$816.03  
Town & County:  
Built: 1949  
Listed By: Rieber Realty  
Sold By: Rieber Realty



3. MLS  
6245082  
Thompson  
Township  
Ranch/Town  
House

2 BR/2 BA  
Acres: .0353  
Sold For: \$180,000  
School Tax: \$ 1,021.89  
Town & County: \$ 873.86  
Built: 1985  
Listed By: Sullivan Realty  
Associates  
Sold By: Sullivan Realty  
Associates



4. MLS  
6195308  
Liberty  
Township  
Frame

37 BR/2 1/2 BA  
Acres: .34  
Sold For: \$218,000  
School Tax: \$ 2,712.62  
Town & County:  
\$1,483.79  
Built: 1910  
Listed By: Barbanti Group  
Sold By: Non Sullivan



5. MLS  
6212186  
Callicoon  
Township  
Capecod

2 BR/1 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  
6215257  
Liberty  
Township  
Raised Ranch

4 BR/3 1/2 BA  
Acres: 1.00  
Sold For: \$335,000  
School Tax: \$4,249.18  
Town & County:  
\$2,827.41  
Built: 1967  
Listed By: Payne Team,  
LLC  
Sold By: Non Sullivan



7. MLS  
6211915  
Cochecton  
Township  
Ranch

3 BR/3 BA  
Acres: 2.80  
Sold For: \$405,000  
School Tax: \$1,837.24  
Town & County:  
\$2,673.46  
Built: 1999  
Listed By: Eagle Valley  
Realty  
Sold By: Non Sullivan



8. MLS  
6231940  
Bethel  
Township  
Chalet

6 BR/5 BA  
Acres: 5.00  
Sold For: \$1,895,000  
School Tax: \$12,751.98  
Town & County:  
\$12,362.27  
Built: 2008  
Listed By: Chapin  
Sotheby's Intl. Realty  
Sold By: Pennywise  
Properties

*Vacant Land &*

*Construction Mortgages*

**CELEBRATING 110 YEAR ANNIVERSARY**

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. Our experienced lenders will work with you to put together the perfect package to fit your needs. To view all our products or rates, please visit our website at [www.jeff.bank](http://www.jeff.bank) or call (845) 482-4000 to speak with a representative!



(845)482-4000 • [www.jeff.bank](http://www.jeff.bank)  
NMLS # 405318  
4864 State Route 52, Jeffersonville, NY 12748







**COLDWELL BANKER**

**TIMBERLAND  
PROPERTIES**

*Fall for the Catskills!*

**OUR AGENTS SELL...**

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

**MARGARETVILLE**  
(845)586-3321

**BOICEVILLE/  
MOUNT TREMPER**  
(845)657-4177

**DELHI**  
(607)746-7400

**ONEONTA**  
(607)435-3280

**STAMFORD**  
(607)652-2220

**SIDNEY**  
(607)604-4394

**ROSCOE**  
(607)290-4130

**WALTON**  
(607)865-7000

**TIMBERLANDPROPERTIES.COM**

**OVER \$1 BILLION IN SALES | 8 REGIONAL OFFICES**





# Reliability in construction and home improvement

BY ALEX KIELAR

Dean Construction and Home Improvement has been a trusted construction service company for over 35 years. The company, located at 28 Starr Avenue in Monticello, has been in business since 1978 and is owned and operated by Michael Edwards. He has been with the company since 1984.

Serving Sullivan County and the surrounding areas, Dean Construction specializes in exterior remodeling, building maintenance and exterior upgrades to homes, offices and outdoor buildings. The specific services that the company offers include additions, such as one- or two-story additions, outbuildings and garages.



Dean Construction and Home Improvement in Monticello has been a trusted construction service company for over 35 years of business.

“We work with you to develop a design that is both functional and meets your needs,” the company says on their website.

They also offer interior renovations, including sheetrock, painting, kitchens and baths, cabinetry, flooring, wood trim and moulding.

Other services include decks, seamless gutters, doors, windows, roofing and siding. For decks, they use a variety of materials such as premium pressure treated lumber, Azek and TimberTech composite decking and railing systems.

Their gutters are seamless and heavy-duty aluminum gutters, which are available in custom colors and made to order on site. The types of doors that they install are interior doors, exterior doors, storm doors, garage doors, Bilco basement doors and sliding patio doors.

Dean Construction installs windows for new construction and additions, as well as replacing existing windows. All of the windows use thermal pane insulated glass and come with screens, while

**SERVING THE AREA SINCE 1908**

Mon-Fri 7 to 5  
Sat 8 to 12 • Sun 9-12  
13 Laurel Ave.,  
South Fallsburg, NY

**Everything to Build Anything!**

- Benjamin Moore Paint • Roofing Supplies & Materials
- Composite Decking • All Your Building Needs
- Hardware

**434-6161** Fax 434-6997

**ACE Hardware** DEALER

**fiberon**  
Deck it right the first time.™

**BOOM TRUCK DELIVERY**

**FREE DELIVERY**

51061

**woodstockwayrealty.com**

*we make it happen*

**Woodstock Way Realty** LLC

**845-250-4200** call to list with us!

107525





Some also come with the option of insulated frames. Vinyl replacement windows are available in double hung, casements, sliders, awnings, bays and bows.

Outside of these services, Dean Construction also offers custom work and their over 35 years of experience can meet all construction and home improvement needs brought forward by customers. For roofing work, they install both as-

phalt shingles and metal roofing.

The office hours of the company are 8 a.m. to 5 p.m. Monday through Saturday and closed on Sunday.

“The goal is making sure we have a satisfied customer,” Edwards said.

Dean Construction takes pride in their services and workmanship. They are also a fully insured company and work year-round.

Services provided by Dean Construction include kitchen and bath renovations, such as adding in and improving cabinetry.



CONTRIBUTED PHOTOS

The main goal of Dean Construction is having satisfied customers for all work done.

**CALLICOON NY 12723**  
845-887-9017

# IRENE NICKOLAI

---

**THEUPSTATEBROKER.COM**  
COMMERCIAL RESIDENTIAL LAND DEVELOPMENT CONSULTING

**GET YOUR HOME SOLD**  
20+ Years Exp in NYC with Douglass Elliman; Pricing + Sales & Marketing Strategy; Professional Real Estate Photography

Monday 12-8pm  
Tuesday 12-8pm  
Friday 12-10pm  
Saturday 12-10pm

T: 845.887.9871  
22 Upper Main Street,  
Callicoon, NY 12723

**WESTERN**  
BAR • SUPPER CLUB • INN  
Callicoon New York

westerncallicoon.com

111635



**GENERAC**

Whole House  
**Power**  
GENERATORS

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.

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

CALL NOW FOR FACTS!



(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**

**Selling or Buying**  
**We've got you covered.**

Call today **845-397-1937**



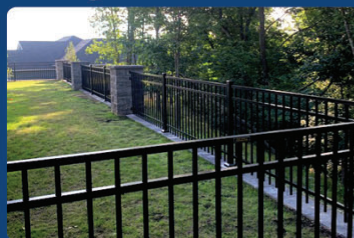
53 Stewart Avenue  
Roscoe, NY 12776  
845-397-1937  
www.eagleriver-realty.com



**845-386-1161**

19 Borden St, Otisville, NY

**Enhance, Beautify, and Protect Your Property**  
with quality, professional fencing at affordable pricing



Vinyl - Custom Wood - Chain Link - Wrought Iron - Decorative Aluminum - Railings

Electric Access Control

Privacy Fence

Deer & Garden

**Residential & Commercial**

Landscape Enhancement

Swimming Pools



**We Accept**



**Family owned and operated since 1967**  
Maintaining the Highest Quality and Standards



74285

111475

95814



**179 Jaketown Road  
Bethel, NY  
\$1,250,000**



The Glades house sets the standard for modern beauty, designed for today's living but set in a pristine and tranquil environment nestled amongst the ferns on 5.19 acres in Bethel NY. The exterior offers board and batten Hardie board siding along with a galvanized standing seam metal roof and black Anderson Architectural Windows overlooking your very own babbling brook and waterfall. This unique contemporary design has been reimagined with an open floor plan with two-story great room featuring a double-sided gas fireplace looking out to your full length composite covered porch with double sliders and stainless steel wired rails to not obstruct the amazing views. Travel across the heated 7" white oak floor system to the European designed contemporary custom kitchen with an oversized center Island, floating shelves, stone tops, commercial grade appliances and walk in pantry. The first-floor guest room makes for a perfect home office while the second floor affords some privacy with the owner's suite and spa providing an oversized tiled walk-in shower with glass shower door, double vanity, and large walk-in closet. Built for efficiency this house comes with an architecturally appealing window design with an on demand HWH, Radiant floor heat and spray foam insulation throughout for those long winter nights. Home audio package including Sonos surround system and wiring for additional cameras. Just minutes from Bethel Woods Center for the Arts and countless quaint Catskill villages with dining, shops and cafes to fill your day. Come enjoy all the Catskills have to offer while being only 1.5 hours from NYC.

845-381-5777 • [www.APBMODERN.com](http://www.APBMODERN.com)  
[www.ComeHomeToOrangeCounty.com](http://www.ComeHomeToOrangeCounty.com)



# Home in the Country

*'A look inside Sullivan County's Real Estate Market'*

Published by  
*Catskill-Delaware Publications, Inc.*

Publishers of the

## SULLIVAN COUNTY Democrat

(845) 887-5200

Callicoon, NY 12723

September 1, 2023 • Vol. CXXXIII, No. 25



Publisher: Fred W. Stabbert III  
 Editor: Derek Kirk  
 Sports Editor: Anthony Morgano  
 Editorial Assistants: Nicole Birgler, Alex Kielar, Jeanne Sager, Autumn Schanil, Kathy Daley  
 Senior Director, Advertising Sales: Barbara Matos  
 Advertising Representative: Susan Panella  
 Production Manager: Petra Duffy  
 Business Manager: Sara Wendell  
 Assistant Business Manager: Patricia Biedinger  
 Telemarketing Coordinator: Michelle Reynolds  
 Telemarketing Assistant: Jessica McKeon  
 Classified Manager: Janet Will  
 Production Associates: Elizabeth Finnegan, Nyssa Calkin, Rosalie Mycka, Ruth Huggler, Justin Mednick, Kristina Peric, Debra Thomas  
 Circulation Manager: Debra Thomas  
 Circulation and Distribution: John Fischer, Phil Grisafe, McKenzie Roberts

Ben Knight

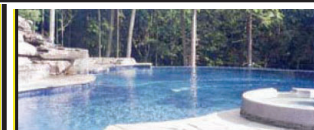
## BLOOMING GREEN LAWN SERVICE

Over 25 years of Custom Lawn Service

*If it grows by day, have it cut by Knight*

Spring & Fall Clean-ups / Firewood Available

Neversink, NY • (845) 985-0516 • [www.bloominggreenlawnandlandscape.com](http://www.bloominggreenlawnandlandscape.com)



*"A Lifetime of Enjoyment"*

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

[www.crpsny.com](http://www.crpsny.com) ~ Youngsville, NY 12791

**845-482-4646**

# MAJEK FURNITURE



### 30 MATTRESSES ON DISPLAY

### **SLEEP BETTER TONIGHT!!!!**

**OPEN 7 DAYS**

[www.majekfurniture.com](http://www.majekfurniture.com)

## MONTICELLO

312 EAST BROADWAY  
(ACROSS FROM ALDI'S)

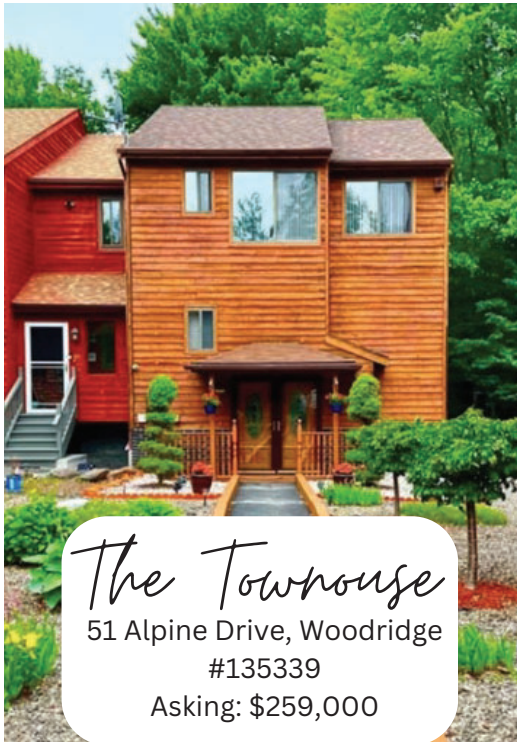
**(845) 796-4800**



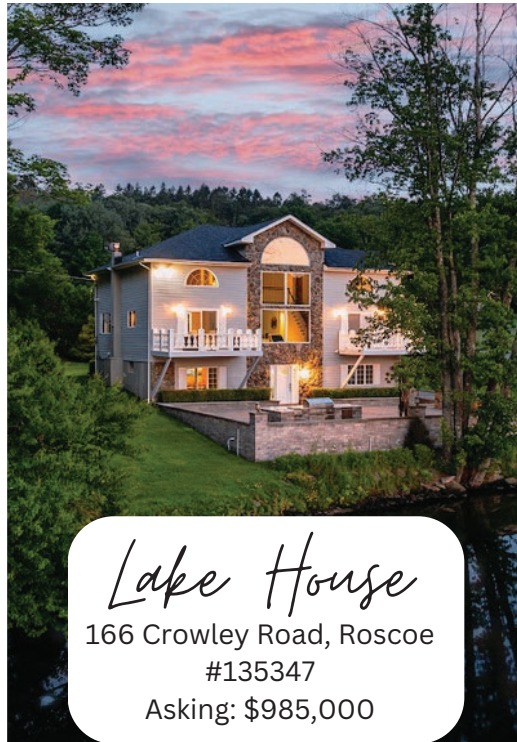
WE MAKE THE WORLD'S  
BEST MATTRESS.™

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





*The Townhouse*  
 51 Alpine Drive, Woodridge  
 #135339  
 Asking: \$259,000



*Lake House*  
 166 Crowley Road, Roscoe  
 #135347  
 Asking: \$985,000



*Mountain Views*  
 Big Hollow Road, Neversink  
 #135341  
 Asking: \$460,750

Great homes for sale in

*The Catskills*



Land & Water  
REALTY

1974 Old Route 17  
P.O. Box 411  
Roscoe, NY 12776  
O: 607.290.4114

LandandWaterRealty.com

115506



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



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

115592





**Michael's**  
APPLIANCE CENTER

**REDISCOVER  
FIRE**



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

92684

**Merrell  Bencó**  
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](http://mbagency.com)**

**67 East Broadway, Monticello, NY 12701 • (845) 796-1500 • [info@mbagency.com](mailto:info@mbagency.com)**



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

Your One-Stop Lumber Yard!



**BISBEE**  
LUMBER & SUPPLY

41 Yendes St.  
Hancock, NY

607-637-2491

607-467-2884



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

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

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

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

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

**MALEK PROPERTIES**

(845) 583-6333

10 WALDHEIM RD., WHITE LAKE, NY  
VIEW ALL MLS LISTINGS AT  
WWW.MALEKPROPERTIES.COM

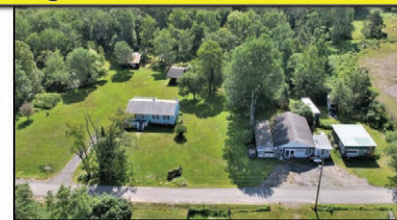
FULL SERVICE REAL ESTATE BROKER  
RESIDENTIAL ♦ COMMERCIAL ♦ LAND ♦ FARMS ♦ VACATION HOMES ♦ RENTALS

Serving Sullivan County & Surrounding Areas! For Over 25 Years!



**SWEET RETREAT**

Lovely Ranch w/beautifully appointed & warm artistic touches throughout, features central AC, on-demand HW, woodstove, high ceilings, knotty pine walls, hw & marble floors, custom closets & inlaid wood doors, deck, patio & level yard! **\$325,000**



**PERFECT LIVE/WORK SITUATION!**

3+BR Ranch w/full finished basement, woodstove, hardwood floors and front & rear decks. Property w/several outbuildings including 2000+ SF shop, det. garage & barn. Lovely land is 2.7 acres with a pond. Convenient location in Bethel. **\$349,900**



**OPPORTUNITY KNOCKS! IN NEVERSINK**

Handyman farmhouse on 4 acres in the heart of Neversink w/multiple outbuildings 5-bay 2700+SF garage, 3-bay 1200SF shop & 24'x24' machine shed. Perfect live/work contractor, hobbyist, car enthusiast & more. Tri-Valley Schools. **\$359,900**



**LAKE JOSEPH CUSTOM HOME**

Spacious split level home, access to Lake Joseph offers hw floors, great room, primary suite, FR, den, flp, garage, decks, 2nd kitchen & more! Perfect for entertaining family & friends. Community offers pool, tennis, basketball & lake. **\$539,900**

Exceptional spaces in beautiful places



**COUNTRY HOUSE**

REALTY

47b Main Street Livingston Manor NY, 12758

countryhoureality.com

111052



THE BOLD LOOK OF **KOHLER**

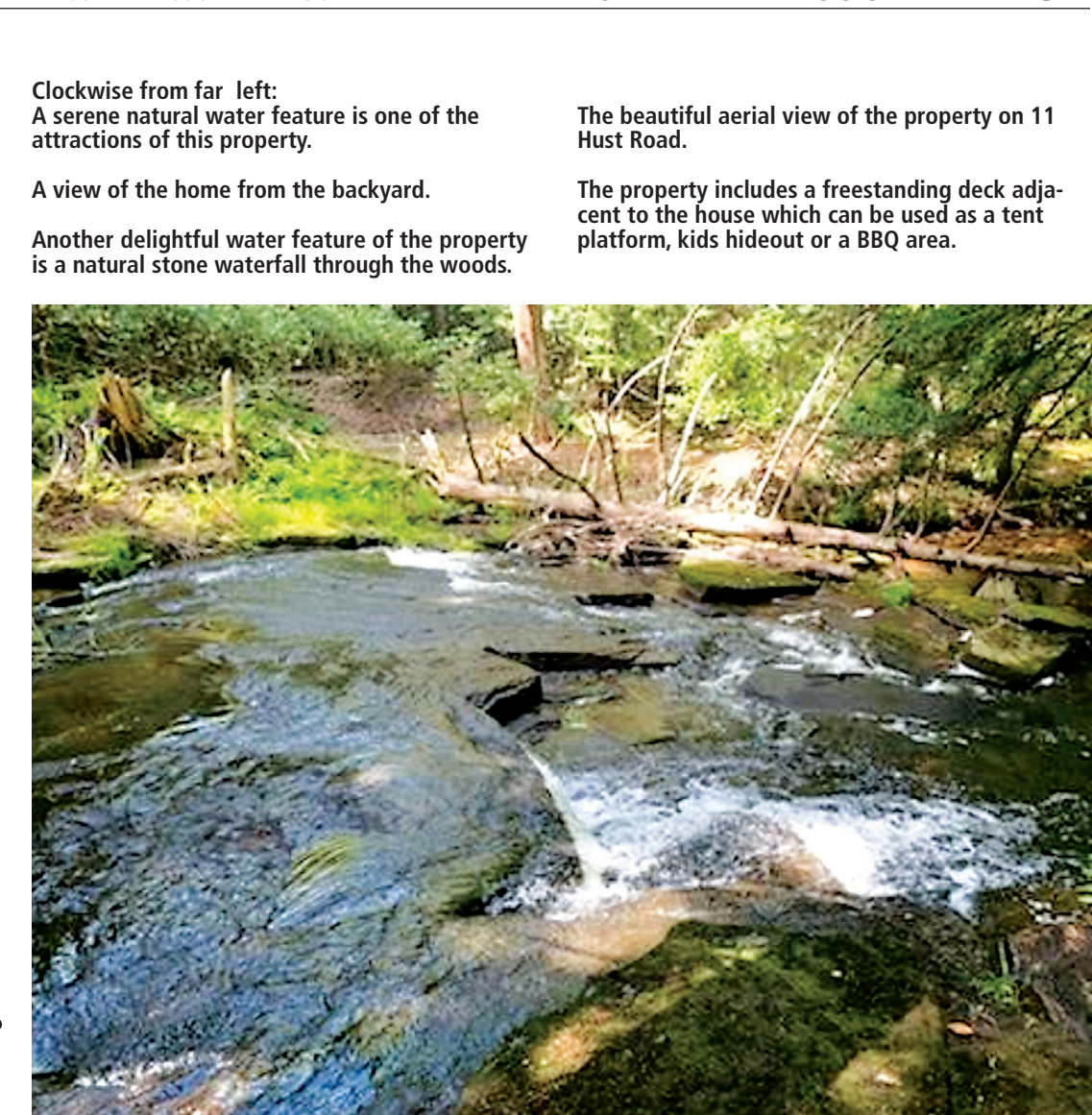
**A. ALPORT & SON INC.**

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

114617

78913





Clockwise from far left:  
A serene natural water feature is one of the attractions of this property.

A view of the home from the backyard.

Another delightful water feature of the property is a natural stone waterfall through the woods.

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.

# Modern elegance meets tranquil living

BY PATRICIO ROBAYO

**N**estled amidst a lush forest, this sprawling 5.19-acre parcel in Bethel, NY, the Glades House stands as a testament to modern architectural beauty harmoniously blending with its pristine natural surroundings.

This exceptional residence offers a haven of serenity, boasting exquisite design elements and panoramic views that redefine contemporary living.

The house has a total of six rooms, including three full bathrooms, and it is equipped with hardwood floors that extend throughout the entire space.

From the moment you set eyes on the Glades House, its exterior captivates you with a seamless fusion of rustic charm and sleek sophistication.

The board and batten Hardie board siding create a visual contrast against the galvanized standing seam metal roof. At the same time, black Anderson Architectural Windows provide vantage points to the picturesque Jaketown Creek and an enchanting waterfall.

This house is more than a mere dwelling; it's a win-



dow to nature's grandeur.

Step inside to discover the true essence of modern luxury. The open floor plan is the heart of this reimagined masterpiece, where the two-story great room becomes a canvas for contemporary design. A double-sided gas fireplace serves as both a cozy focal point and a dynamic divider, offering warmth on one side and a breathtaking view through the floor-to-ceiling windows on the other.

This view is accessible from the full-length composite covered porch, adorned with stainless steel wired rails that promise unobstructed views. It's the perfect spot to soak in the beauty of the surroundings and embrace the calming ambiance.

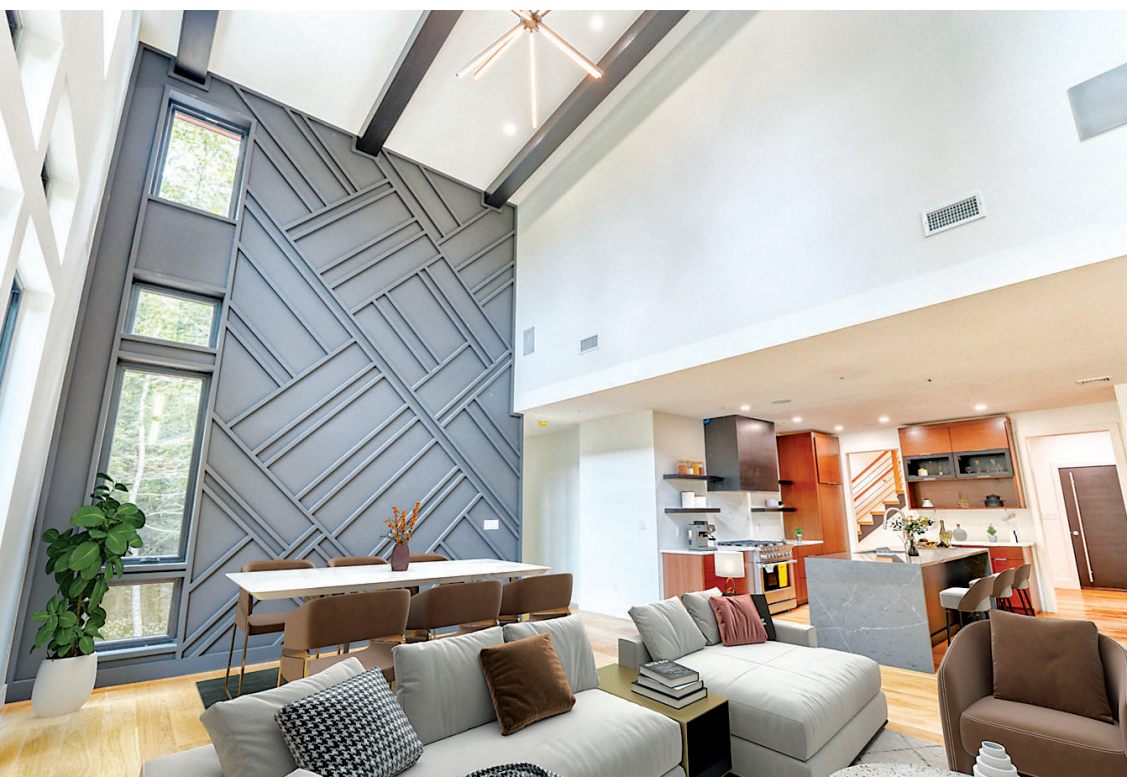
As you traverse the heated seven-inch white oak floor system, you'll be led to the heart of the home: the European-designed custom kitchen. A vision of culinary excellence, this kitchen features an oversized center island, floating shelves, and stone countertops that exude both form and function.

Commercial-grade appliances stand ready to trans-

CONTINUED ON PAGE 14H







CONTINUED FROM PAGE 13H

form cooking into an art form, and a walk-in pantry ensures every ingredient is always within reach.

In this house, thoughtful design meets practicality. The first-floor guest room seamlessly transitions into a home office, offering the flexibility to balance work and relaxation.

On the second floor, tranquility reigns supreme as the owner's suite unfolds. The spa-like en-suite bathroom boasts an oversized tiled walk-in shower with a glass door, a double vanity, and a generously sized walk-in closet, offering both luxury and convenience.

Designed with efficiency in mind, the Glades House comes complete with an architecturally appealing window design that facilitates natural light infusion. An on-demand hot water heater, radiant floor heating, and spray foam insulation ensure warmth during the coldest winter nights.

Above: The open space design seamlessly connects the living room and kitchen, allowing you to easily keep an eye on your family while cooking dinner or welcoming in friends and family.

Below: Elegance, style and sunlight accent the bathroom without compromising privacy or sanctity. Clean, natural aesthetics keep up with the themes of the rest of the home.

At right: views of the interior of the home show the modern design and open floor plan that leads to beautifully lit living areas and very economical storage areas.





The technological touches continue with a home audio package that includes a Sonos surround system and pre-installed wiring for additional cameras, providing peace of mind and entertainment options.

Beyond the sanctuary of the Glades House, an array of cultural and dining experiences await. Located just minutes from the Bethel Woods Center for the Arts, the house serves as a gateway to the creative spirit of the Catskills region. Quaint villages offer a delightful tapestry of dining, shopping, and café options, all contributing to a vibrant lifestyle.

The Glades House presents a rare opportunity to savor the splendors of nature while indulging in modern comforts. The best of both worlds coalesce in this idyllic setting, where the beauty of design and the tranquility of the environment create an unrivaled living experience.

A mere hour and a half journey from the bustling energy of New York City, this residence is a testament to the art of harmonizing contemporary elegance with serene living.



## home features

MLS: 6255903  
 List Price: \$1,250,000  
 Bedrooms: 3  
 Bathrooms: 3 full  
 Square Feet: 2,325

Type: Contemporary House  
 Realty Promotions, Inc.  
 Listing Agent:  
 Christopher Ogden  
 845-381-5777

[www.ComeHomeToOrangeCounty.Com](http://www.ComeHomeToOrangeCounty.Com)  
[www.APBMODERN.Com](http://www.APBMODERN.Com)





# Inventory down; prices up in Sullivan County real estate market

BY FRED STABBERT III

The Hudson Gateway Association of Realtors (HGAR) recently released 2023 second quarter results, reporting higher demand for properties.

However, HGAR mentioned that “Buyer confidence has been shaken by the banking crisis, high interest rates, inflation and a predicted economic downturn or recession.

“The results of the second quarter clearly show that these headwinds remain a concern for many homebuyers and home sellers here and across the nation,” the report continues.

In Sullivan County, the number of sales decreased by nearly 30 percent during the first six months of 2023, but the Average Days on the Market (ADOM) for single-family homes declined by 3.5 percent to 70 days.

Sullivan County was the only county in the six-county HGAR region to show a decrease in ADOM.

Inventory continues to be a problem throughout the Hudson Valley, as every county – Sullivan, Orange, Westchester, Putnam, Rockland and Bronx – was down sharply, the HGAR report stated.

In Sullivan County Single-family homes for sale now number 363, a 12 percent decrease from the second quarter of 2022, when 412 homes were on the market. In 2020, Sullivan County had 670 single-family homes for sale during the second quarter.

However, with less homes, prices increased in both the median and mean sale prices.

The median sale price, which is the midpoint of all home sales, increased by \$21,000 to \$280,000. This was a 7 percent increase over 2022.

The mean sales price, which is the average price of all sold single-family homes, increased by 10 percent to \$342,637, the report stated.

National Association of Realtors Chief Economist Lawrence Yun said, “The weaker job market combined with decelerating wage growth and calming consumer price inflation are clear indications for the Federal Reserve to stop raising interest rates.

“The American dream of homeownership has been a challenge for younger adults. High mortgage rates, along with the lack of housing inventory, have been the main hindrance,” he said. “More effort should

be directed toward raising the housing supply by focusing on worker training in home building and lessening barriers to

construction so that once interest rates decline, there will not be a resurgence of rapid home price growth.”

SULLIVAN - Second Quarters 2020-2023					% Change
Property Type	2020 Q2	2021 Q2	2022 Q2	2023 Q2	2022-2023
<b>NUMBER OF SALES, 2ND QUARTER</b>					
Single Family Houses	196	337	273	205	-24.9%
Condominiums	0	3	4	1	-75.0%
Cooperatives	0	0	0	1	0.0%
2-4 Family	1	16	17	8	-52.9%
Total	197	356	294	215	-26.9%
<b>NUMBER OF SALES - YEAR TO DATE (6/30)</b>					
Single Family Houses	406	681	551	399	-27.6%
Condominiums	2	4	7	2	-71.4%
Cooperatives	0	0	0	1	0.0%
2-4 Family	12	34	30	14	-53.3%
Total	420	719	588	416	-29.3%
<b>MEDIAN SALE PRICE</b>					
Single Family Houses	175,000	225,000	259,900	280,000	7.7%
Condominiums		150,000	74,750	175,000	134.1%
Cooperatives				80,000	
2-4 Family	125,000	194,500	212,000	245,000	15.6%
<b>MEAN SALE PRICE</b>					
Single Family Houses	208,452	279,565	311,508	342,637	10.0%
Condominiums		128,333	87,375	175,000	100.3%
Cooperatives				80,000	
2-4 Family	125,000	210,219	251,412	292,375	16.3%
<b>END OF QUARTER INVENTORY</b>					
Single Family Houses	670	492	412	363	-11.9%
Condominiums	3	6	6	4	-33.3%
Cooperatives	2	1	3	2	-33.3%
2-4 Family	37	44	29	21	-27.6%
Total	712	543	450	390	-13.3%

CONTRIBUTED GRAPHIC

Real Estate sales results for the second quarter of 2023.



**TK CONST.**  
Liberty NY  
EST. 1985

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

[TKCONST.COM](http://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!**

9/25/23

# Smalls

Serving Sullivan County Since 1953



## Plumbing, Heating, and AC

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](http://www.smallshvac.com)

37810



**Callicoon**  
Real Estate LLC

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

**Beechwoods Road in Callicoon NY**

Beautiful location! 6.5 acres with 3 bedroom, 2 bath home, full basement and spacious bright attached 2 car garage waiting for a different purpose in life! American Steel building for tractors, cars and toys.

**Asking \$429,000**



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



110984

**CATSKILL  
CUSTOM  
CLOSETS**

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

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

**ORG** AUTHORIZED  
**HOME** DEALER



59957

Free in-home estimates



**WE  
KNOW  
HOME**

If we can't find your dream home, we'll have it built for you.



REAL ESTATE SALES • MODULARS • LIVMANOR.COM



23 Edwards Lane • 7 Main St.

Livingston Manor, NY 12758

Office: 845-439-3620 • Cell: 914-799-5075

**livmanor.com**

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



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

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

99053

264 Co. Hwy. 38, Arkville, NY 12406

**www.titanwelldrillingny.com**



**Find us on Facebook**



Family Owned & Operated since 1959

**6978 Rte. 52 Cohecton, NY 12726**

**cochectonoil-propane.com**

**(845) 932-8483**

*Voted BEST Heating Fuel Company*

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

*Free Estimates*

*Installations • Propane Tanks*

**HEAP Accepted**  
**Discount Farm Fuel**

**Propane Service Work**  
**Emergency Deliveries**

Like and Follow

113670

101505





One of the major products that Majek Furniture offers their customers are mattresses and beds of all sizes, with several on display in the store.

# Making magic happen

Majek Furniture offers high quality, low cost and great selection

BY ALEX KIELAR

Majek Furniture in Monticello has been dedicated to selling high-quality furniture at affordable prices since they went into business in 2004. They offer furniture of all kinds, including living room, bedroom, dining room and home office sets, as well as mattresses, chairs, dressers, mirrors, vanities, sofas, and much more. They also offer products for your

entertainment purposes, such as TV stands and entertainment centers - some of which come included with built-in electric fireplaces.

For those beautiful days and nights during the Fall, Spring, and Summer, there are a variety of outdoor dining and relaxation sets offered by the store to fit your needs. Accessories offered include wall art, wall decor, baskets and lamps.

*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

## 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

112566

# ALL DAY CONSTRUCTION

Seamless Gutters • Gutter Cleaning  
Pressure Washing • Junk Removal

Service Sullivan County

## 631-741-3029

Senior/Veteran Discounts | Licensed & Insured

@alldayconstruction

100866



Joe Cuttita, son of the store's owner Bill Cuttita, said they pride themselves most on getting everyone the same furniture offered at big box stores, but for a fraction of the cost.

"Our biggest goal as a business is to be fair to all of our customers," Cuttita said. "We are in it not to make a big profit, but to be a go-to store for furniture needs."

Cuttita's favorite product that the store sells are mattresses, because they are super comfortable and seeing people get comfortable products is one of his goals. There are over 30 mattresses on display in the store for potential customers to try out for themselves. Which is part of the fun of going shopping for a mattress, especially if you have kids with you! There are a few different types of mattresses offered at Majek Furniture - hybrid, innerspring, memory



Sitting down? Get a comfortable seat with a wide selection of recliners and other types of chairs at Majek Furniture.

CONTINUED ON PAGE 20H



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



[www.vintagehousejville.com](http://www.vintagehousejville.com) 845-482-6001  
@vintagehousejville

ReevesExcavation@yahoo.com

**REEVES EXCAVATION**

**845.701.1409**

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





CONTINUED FROM PAGE 19H

foam, adjustable base and foundation.

Cuttita mentioned how the store is a full furniture store and sells branded products such as those from La-Z-Boy and Ashley Furniture.

The company does Interest free financing as well, along with no credit needed financing plans to make sure that no matter what your credit score standing, they will be able to get you furniture.

The store is located on 312 E Broadway in Monticello and delivery is also available. As well as delivering furniture, they are also able to remove any existing furniture. Contact the store at (845) 796-4800 to inquire about their products. The hours of the store are 10 a.m. to 6 p.m. Monday through Saturday and 11 a.m. till 5 p.m. on Sundays.



If you need a comfortable place to sit, Majek Furniture is the right place to look. With a variety of couch and chair options, you won't have any problems finding the right fit for you.



Everything For Your Backyard Escape - Sheds, Garages, Pavilions and Outdoor Furniture

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

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

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

7862 Route 55 | P.O. Box 420 | Grahamsville, NY 12740  
599 Route 299 | Highland, NY 12528 • 1A Matthews St, Goshen, NY 10924  
845.985.7006

GREYSWOODWORKS.com



**\$799,000** MLS # 6260163

**Callicoon, NY** A haven of privacy and beauty, on 2 lots totaling 20.55 acres. A picturesque pond; Multi-level decking. This spacious 4200 sq ft contemporary has room for a crowd with 5 BR & 3.5 baths on 3 levels, including office space and a media room! A stunning atrium leads to primary BR w/ensuite bath, LP gas fpl, walk-in closet. Living area w/ soaring ceilings and custom stained glass window. Extra heat from a Vt Castings woodstove. Kitchen w/Sub Zero fridge opens to DR & LR areas. Laundry off the 2-car oversized garage. Finished basement w/LR, 2BR, full bath and wine cellar.

**Hankins, NY** Classic Victorian farmhouse has been beautifully and stylishly renovated. 3 BRs, and 3 full baths. Good sized rooms have gorgeous refinished wood floors and sparkling fresh paint. Kitchen has new stainless appliances, stone tile flooring, and cork counter tops. The kitchen half wall flows nicely into a bright, multi-window DR w/french doors to the deck. There's lots of space w/a LR and FR w/a gorgeous stone wall and wood stove. All the BRs have closets and the primary BR has a large walk in closet. 5 minutes to Callicoon for shopping and dining and 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

**\$399,000** MLS # 6252386



**TLC Construction**  
TENDER LOVING CARE

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

P.O. Box 188  
Youngsville, NY 12791



**Liberty**



**ACE Hardware**

*It's DEFINITELY worth the trip from anywhere!!*

- Housewares
- Tools/Craftsman
- Cabot, Ready Seal, Flood, Stains
- Ace Paints
- Benjamin Moore Paints
- Clark & Kensington Paints
- Sporting Goods
- Magnolia Home Paints
- Traeger Wood Fired Grills
- EGO Battery Powered Outdoor Equipment
- Pool Supplies
- Plumbing
- Keys Made
- Clothes & Bedding Closeouts
- Automotive
- Electrical
- Outdoor Furniture
- YETI Coolers
- Weber Grills
- Toys
- Lawn & Garden Supplies



1966 ROUTE 52 EAST, LIBERTY, NY, 12754

**845.292.4300** • [WWW.ACETRAIDINGPOST.COM](http://WWW.ACETRAIDINGPOST.COM)

100's of Dollar Items & Closeout Merchandise

OPEN 7 DAYS • MAJOR CREDIT CARDS ACCEPTED & ACE REWARDS

111225



**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 & 6<sup>th</sup> Sts.**  
570-253-1860

**CHARMING MILFORD • PA**

**Route 2001 (Water St.)**  
570-296-9610



**COUNTRY**  
CLASSIC COLLECTION

*Made in Pennsylvania*

**VanGorders.com**



L A Z B O Y



110122

*When Service Matters*

**GIVE US A CALL**

*and see the difference for*

**All of your propane needs**



Our 20lb. tank refill price is the best around!

**MODERN**

**GAS SALES INC.**  
Empire Dealer

799 Texas Palmyra Hwy, Honesdale, PA 18431

Call 570-352-3400 to start saving \$\$\$ Today

[www.moderngas.com](http://www.moderngas.com)

*Mention where you saw this ad*

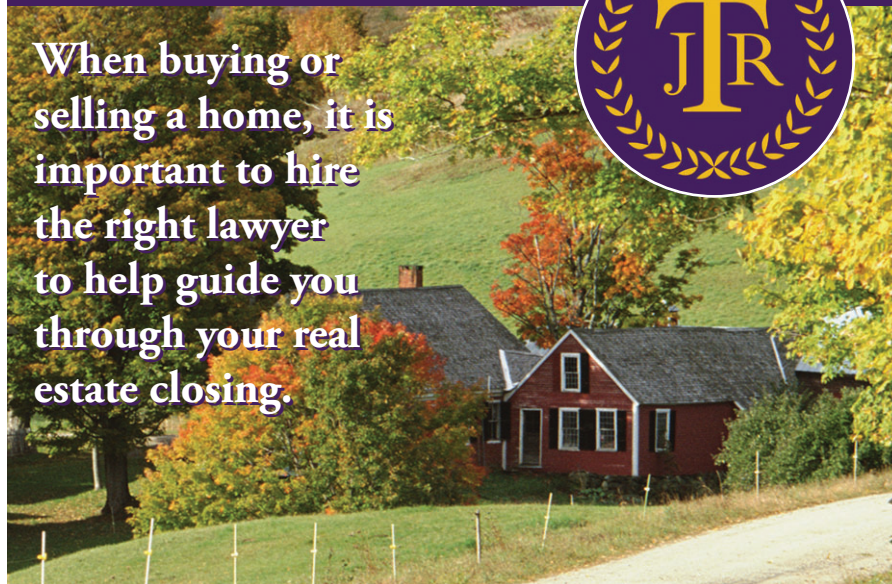
111384

**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](mailto:john@jtheadorelaw.com) • P: (845) 887-1855 • F: (845) 203-4141

[www.jtheadorelaw.com](http://www.jtheadorelaw.com)

110937



# The cost of selling or buying a home

BY ANNA MILUCKY

It has been a busy summer for this realtor. Lots of action! The buyers that I have been working with have found their dream homes, and most of the inventory that I have has been sold or heading in that direction.

One of the questions that always comes up as the client gets closer to making an offer on a piece of property, or selling their property is, what is this going to cost?

So, I did some research from both the seller and buyers' perspective.

The seller usually pays their attorney, the broker fees, and the transfer fee. In Sullivan County, the transfer fee is \$4.00 per thousand. The attorney fees vary depending upon the complexity of the transaction.

If it is a straight land sale and there are no issues it can go from a couple of hundred dollars to the low thousand, depending on the size of the lot.

If you are selling a home and there are no issues with the property it would be a low amount as well. It also depends on the amount of the sale, the higher the amount the more risk the attorney has and so on.

The broker fee should not be a surprise. Refer to the contract you signed with your realtor when you put your home or land up for sale, and it is indicated in the contract.

The seller should also make sure there are no outstanding violations on the property. Let's say you are selling your home as a 4 bedroom, but you initially purchased the home as a 2 bedroom. Did you get a permit to put in the extra 2 bedrooms? Did the municipality come in and inspect the addition and close out the permit. It might still be outstanding, so check with your local town building department to make sure all is as it should be.

The buyer has a bit more to pay. When an offer is ac-



cepted on a home, the first thing that the buyer does is order an inspection. The size of the home will determine the amount.

One of my clients had one done recently for a 4300 square foot building and it was over \$1,200. Your realtor will be able to give you a couple of companies that do inspections in Sullivan County and you can reach out and shop around.

You also must pay your attorney. If you are financing the transaction, the attorney fee will be higher than a straight cash deal.

Once you sign the contract, the next step is to order title for the property. The cost of

the title is determined by the purchase price, and rates are set by New York State. Title is ordered by your attorney, once the contract is signed by both the seller and the buyer.

The next item you should think about is getting a survey done. The buyer will not always opt to get a survey, but I would recommend it. It's important for you to know what you are buying. So do it!

I wanted to get an idea of what the cost would be, so I called a local surveyor to get an idea. He shared with me that they look at a couple of things, they look at the deed, title, where the property is

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

**KOHLER LUMBER** Find all your lumber, hardware, siding, or flooring needs... and more.



845-482-5290 • kohlerlumber@yahoo.com



**LANDSCAPING MATERIALS AND MASON SUPPLIES**

845-434-6690 • Fax: 845-434-6691

P.O. Box 59, 5858 State Rt 42 • Woodbourne, NY 12788

www.woodbournelandscape.com

MIKE GOLD

TYLER GOLD

BOB SCHEINMAN

108647



located, and if they have a past knowledge of that area.

If you are purchasing a home or land in Fremont Center, and you are hiring a firm from Monticello, it will cost you a lot more, since they might not have knowledge of the area.

Try to get a copy of a survey from the seller, and if you can reach out to that same company to do your survey. Do your research and again talk to your realtor, they can point you in the right direction.

Hoping the above gives you an idea of what buying and selling property entails. A lot of other things can come up. The inspection is so important, and I always breathe a sigh of relief when it comes back good. In most cases, the seller will have to correct the issue, or lower the asking price.

Looking at the local market in Sullivan County for the end of July 2023, (comparing it to July of 2022) new listings are still running slightly behind at -29.5 percent, Closed sales are at -38.5 percent from 96 (2022) to 59 presently. The median sales price has fallen by -12.3 percent. The inventory of homes for sale is at -28.7 percent. This has been consistent with this year.

I wanted to leave you with this last piece of information. Since we are approaching the fall weather and some of you out there are re-painting their decks and porches, I thought you might be interested to know what the "hottest" stain color of this year is.

According to Design &

Architecture Trends, it's Behr's first ever stain color: Cordovan Brown. It's a classic dark shade of brown that allows the wood grain to pop through, and it pairs well with light colors.

Wishing you all a Happy, Safe, Labor Day Weekend!

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

## RUTLEDGE REPAIR

---

New & Used  
Farm Equipment

Machinery, Attachments,  
Parts, Tools, etc

Agricultural Products

Ritchie Waterers,  
Rissler Conveyors/Feed  
Carts, Cow Mats, Gates,  
Headlocks,  
RoundBale Feeders, etc

570-224-4319  
674 Callicoon Rd  
Damascus, PA 18415

Rutledge Repair

rutledgerepairs674@hotmail.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

## 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

## 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

### PAVING & SEALCOATING

RESIDENTIAL • COMMERCIAL • INDUSTRIAL

*45 Years of Experience & Quality Service*

FREE ESTIMATES FULLY INSURED

## 845.609.7139

## 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!

www.cooperpavinginc.com

"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. ★★★★★

## 845-361-1028





# 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.

## 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.

**Westchester Modular Homes is an Employee Owned Company**



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.

106578