

Home in the Country



Long Farm
to host
Open House

See page 7H



Culligan Water®

TRADE IN & TRADE UP!

**CULLIGAN
CONNECT™
APP**

\$300 OFF

**our NEW Aquasential®
Smart product line**

Limited time offer.
Dealer participation
may vary.



Culligan of Newburgh
845-561-3728
Culligan.com

131 Little Britain Road • Newburgh, NY 12550





COLDWELL BANKER

TIMBERLAND PROPERTIES

Fall FOR THE CATSKILLS!

OUR AGENTS SELL...

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



524 Ford Road
Bovina Center, NY 13740

Offered at: **\$235,000**



Jill A. Lehmann
Licensed Associate Real Estate Broker
607-267-0313 CELL
Catskill.Jill@gmail.com



1102 County Highway 1
Andes, NY 13731

Offered at: **\$279,000**



Sean O'Shaughnessy
Licensed Real Estate Salesperson
607-287-0030 CELL
SeanO@TimberlandProperties.net



421 Quarry Road
Halcottsville, NY 12574

Offered at: **\$250,000**



Carol Spinelli
Licensed Real Estate Salesperson
845-664-4711 CELL
CSpinelli@TimberlandProperties.net



441 Fulton Road
Downsville, NY 12776

Offered at: **\$699,000**



Deborah M. Gorenflo
Licensed Real Estate Salesperson
203-940-1540 CELL
Deb.Gorenflo@TimberlandProperties.net



35892 State Highway 10
Hamden, NY 13782

Offered at: **\$369,000**



Mary Maney
Licensed Associate Real Estate Broker
607-435-8240 CELL
Mary.Maney@TimberlandProperties.net



63769 State Highway 10
Stamford, NY 12167

Offered at: **\$449,000**



Robert J. Schneider
Licensed Associate Real Estate Broker
607-386-8912 CELL
RSchneider@TimberlandProperties.net



762 Hellerud Road
Bainbridge, NY 13733

Offered at: **\$659,000**



Jacylene R. Rose
Licensed Associate Real Estate Broker
607-267-2648 CELL
JRose@TimberlandProperties.net



41 Weaver Hollow Road
Middletown, NY 12455

Offered at: **\$499,000**



Susan B. Doig
Licensed Real Estate Salesperson
845-706-4311 CELL
SDoig@TimberlandProperties.net

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

OVER \$1 BILLION IN SALES | 8 REGIONAL OFFICES

Recent Home Sales

Statistics by Sullivan County Board of Realtors



1. MLS
6154563
Neversink
Township
Frame

2 BR/1 BA
Acres: 1.00
Sold For: \$135,000
School Tax: \$1,190.88
Town & County:

\$1,273.51
Built: 1890
Listed By: Barbanti Group
Sold By: Barbanti Group
Services



2. MLS
6240466
Thompson
Township
Cottage

2 BR/1 BA
Acres: 0.84
Sold For: \$175,000
School Tax: \$ 1,428.77
Town & County:

\$1,236.78
Built: 1956
Listed By: Resort Realty
Sold By: Resort Realty



3. MLS
6231881
Liberty
Township
Raised
Ranch

3 BR/2 BA
Acres: 0.19
Sold For: \$221,450
School Tax: \$2,631.18
Town & County:

\$1,572.05
Built: 1988
Listed By: Catskills Home
Services
Sold By: Non MLS



4. MLS
6243270
Callicoon
Township
Ranch

2 BR/2 BA
Acres: 3.57
Sold For: \$280,000
School Tax: \$ 2,088.88
Town & County:

\$2,464.37
Built: 1960
Listed By: Catskill Sales
Associates
Sold By: Catskill Sales



5. MLS
6212186
Callicoon
Township
Capecod

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



6. MLS
6212925
Thompson
Township
Farm House

4 BR/3 1/2 BA
Acres: 11.92
Sold For: \$415,000
School Tax: \$4,177.85
Town & County:
\$3,616.42

Built: 1950
Listed By: Reiber Realty
Sold By: Non MLS



7. MLS
6186616
Thompson
Township
Modular

4 BR/3 1/2 BA
Acres: 5.56
Sold For: \$485,000
School Tax: \$1,764.17
Town & County:
\$1970.11

Built: 1970
Listed By: Century 21
Country Realty
Sold By: Century 21
Country Realty



8. MLS
6249380
Bethel
Township
Estate

4 BR/3 1/2 BA
Acres: 6.11
Sold For: \$1,975,000
School Tax: \$15,787.31
Town & County:
\$15,009.32

Built: 2004
Listed By: Chapin
Sotheby's Int'l Realty
Sold By: Chapin Sotheby's
Int'l Realty

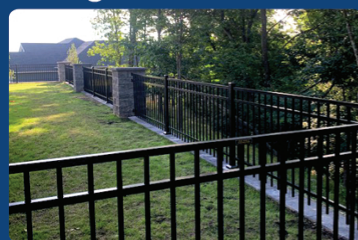


845-386-1161

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



Exceptional spaces in beautiful places



COUNTRY HOUSE

REALTY

47b Main Street Livingston Manor NY 12758 countryhoureality.com

115650



118572

CABIN WITH 26+ ACRES IN DELAWARE COUNTY
\$239,000

OFF THE GRID CABIN BORDERS DEP LANDS
\$155,000

20 ACRES WITH SMALL STREAM
\$99,000

REMOTE 5+ ACRES WITH BUNKHOUSE
\$69,000



Roscoe
53 Stewart Ave, Roscoe, NY 12776
845-397-1937

Hamilton
2547 State Route 12b, Hamilton NY 13346
315-824-8989



Vacant Land & Construction Mortgages

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



(845)482-4000 • www.jeff.bank

NMLS # 405318

4864 State Route 52, Jeffersonville, NY 12748





MICHELIN



OFFER VALID 10/11/23 - 10/27/23

GET

\$70*

FEATURING

THE ALL-NEW MICHELIN

DEFENDER LTX M/S 2 TIRE

Get \$70 via Visa® Reward Card¹ or Visa® Virtual Prepaid Card² after online submission* with the purchase of four new Michelin passenger or light truck tires. Offer valid 10/11/23 – 10/27/23.

* Reward Card or Virtual Prepaid Card eligibility is limited to tire purchases from participating dealers only. See redemption instructions handout for details. Void where prohibited.

¹ Michelin Visa® Reward Card is issued by The Bancorp Bank, N.A., pursuant to a license from Visa U.S.A. Inc. and can be used everywhere Visa debit cards are accepted. Reward Card expires six (6) months after issuance. No cash access. The Bancorp Bank, N.A., Member FDIC. The Bancorp Bank, N.A. does not endorse or sponsor and is not affiliated in any way with any product or service offered by Michelin.

² Michelin Visa® Virtual Prepaid Card is issued by Pathward®, National Association, Member FDIC pursuant to a license from Visa U.S.A. Inc. The card may be used everywhere Visa debit cards are accepted online in the United States, US Virgin Islands, and Puerto Rico. Visa is a registered trademark owned by Visa International Service Association. Virtual Prepaid Card expires six (6) months after issuance. No cash access.

Copyright © 2023 Michelin North America, Inc. All rights reserved.

**TIRE
DISCOUNT
CENTER**

**SERVING YOUR AUTOMOTIVE
NEEDS SINCE 1968!**

**Alignments • Brakes • Tire & Wheel Services • TPMS • Nitrogen
Axle & CV Joint Repair • Steering & Suspension • Vehicle Inspection**

176 EAST BROADWAY, MONTICELLO, NY 76 DOLSON AVE, MIDDLETOWN, NY 395 ROUTE 211 EAST, MIDDLETOWN, NY

(845) 794-4455

Mon–Fri 8 AM – 6 PM

(845) 342-2036

Mon–Fri 8 AM – 6 PM

(845) 343-3328

Mon–Fri 8 AM – 6 PM

Visit us online at www.TireDiscountCenter.com!



Long Farm all about tradition

STORY AND PHOTOS BY FRED STABBERT III



Top: The original Long Farm barn is being refurbished both inside and out and will provide a spacious place for homeowners to possibly gather for a barn party.

Above: The first house is complete and ready for sale. An open house will be held next Saturday, October 14 for people interested in looking around.

Looking out over the 63-acre Long Farm housing project brings you back to nature. There are views of the original barn and Long Family homestead, which dates back to 1871.

There are also views of the majestic Beechwoods farmland and rolling hills of the Catskills, which are now ablaze with fall beauty.

Located at the corner of Lux and Gabel roads in the Town of Delaware, the project is but a five-minute drive to Callicoon or Jeffersonville.

This vision was something that Gavin Fries had in mind when he first envisioned building a few homes in the country.

"I sat with Brenda and Phil [Long] on the hillside overlooking their farm and said this could be something special," Fries said. "It meant a lot to me that they would trust me with their land.

"I gave them my word I would name the development after their family and now the project is named Long Farm," he said.

Today, two houses are complete and ready for sale on the land.

The property will contain eight houses, when complete, and each house will sit on lots that are from 5 to 12 acres in size.

"All the houses will be facing due South," Fries said. "We have directionalized the houses to avoid seeing your neighbor.

"And one house has a left entry and the next a left," he said. "It is going to be very exclusive, every house will be different."

Open House Planned

On Saturday, October 14 Fries is planning a community-wide open house to invite the neighbors, young families and prospective homebuyers up to see more.

There will be pumpkin painting, hay rides and Fries will be on hand to talk about the houses.

"I want everyone to know what I'm doing," he said.

Local Impact

Fries said his development has already had a positive impact on

CONTINUED ON PAGE 8H



At left: The kitchen is tastefully appointed and also looks out at a rolling meadow behind the house.

Below: Gavin Fries is excited to be building his project in the Beechwoods section of the Town of Delaware and looking forward to having the first two houses occupied.



CONTINUED FROM PAGE 7H

the area.
 “I have helped generate a local economy,” he said. “That was always my intention, to use local and embrace local.”

To that end he used John Diehl for excavating, Mike Gorr helped with the septic, driveways and site work, Eugene Fulton drilled the wells and Brian Kitson is his electrician.

He also used Carmine for the plumbing and Fallsburg Lumber for much of the material to build the home.

Fries said the project will also have a positive impact on the economy when all the new homebuyers start paying taxes, thus supporting the tax rolls.



Above right: This spacious bedroom is on the first floor and has its own private back and open access to a large deck overlooking the rolling hillside.

At right: The breeze-way is designed for everyone to have a spot for their coat, boots and other outdoor accessories. Even the dog has his spot.



Vision

“This was a passion project,” Fries, whose company normally works in the great Metropolitan area, said. “That was my intention, to have this project fit in – modern upscale with a country vibe.”

“The idea was here, it will be very exclusive and every house will be different,” he said.

Long range he hopes the barn can become sort of a community center for the homeowners

and the farmhouse an added amenity to the development.

He also loves the natural surroundings of the area so much, he might add more native plants to the acreage to make it more beautiful.

“It might be cool for a homeowner’s kid to say, ‘I remember when those apple trees were just planted, and now we are picking apples.’”

It’s the kind of promise Fries is also likely to keep.



Gavin Fries found this unique fireplace in Australia and it will keep family members warm during the fall and winter.



When building the house, Gavin Fries embraced local whenever he could, as this bar set up with locally-distilled spirits depicts.



\$649,000 MLS # H6258578

Cochecton, NY Check out this BRAND NEW stunning 3 BR/2 bath contemporary home on 5 private acres. This residence offers a perfect blend of modern design, natural beauty and peaceful living. As you step inside, you're greeted by an open floorplan, where natural light cascades through large floor-to-ceiling window, accentuating its sleek and stylish features. High ceilings create an airy ambiance, and a gas fire-place provides extra warmth in colder months. Chic kitchen boasts granite counters and custom ash walls on the island. Primary BR features ensuite bath. Laundry room with shelving makes that chore a breeze. Expansive deck runs the length of the house for outdoor relaxing or entertaining. Breezeway to garage! 12 minutes to Narrowsburg or Callicoon.

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

\$349,000 MLS # H6252386



07911



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

Home in the Country

'A look at the local real estate market'

Published by
Catskill-Delaware Publications, Inc.

Publishers of the
SULLIVAN COUNTY
Democrat

(845) 887-5200

Callicoon, NY 12723

October 6, 2023 • Vol. CXXXIII, No. 35

Proud Member of
NYPA
NEW YORK PRESS ASSOCIATION

*Serving the weekly
community newspapers of
New York State since 1853*

MEMBER
NINA
SINCE 1915
NATIONAL NEWSPAPER
ASSOCIATION

- 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
- 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, Briona Harjes, Rosalie Mycka, Ruth Huggler, Justin Mednick, Kristina Peric, Debra Thomas
- Circulation Manager: Debra Thomas
- Circulation and Distribution: John Fischer, Phil Grisafe, McKenzie Roberts



**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

MAJEK 
FURNITURE

30 MATTRESSES ON DISPLAY
SLEEP BETTER TONIGHT!!!!

OPEN 7 DAYS

www.majekfurniture.com

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



WE MAKE THE WORLD'S
BEST MATTRESS.™

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

68577

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



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

Mention where you saw this ad

111384

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

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

96165

Colonial home nestled in nature

BY ANTHONY MORGANO

A single family dwelling sits just over the border from Sullivan County into Delaware County atop 7.94 acres on River Road.

The Colonial style home was built in 2014 and boasts 3,100 square feet as well as three bedrooms and four bathrooms.

Residing in the Downsville Central School District, the home is part of a small rural community.

The two-story dwelling has a bedroom and bathroom as well as a living room, dining room and kitchen on the first floor.

The second floor hosts the master bedroom, an additional bedroom and a laundry room.

Underneath it all, a full, finished basement has an additional full bath and a second laundry area.

As you approach the property, you're greeted by a front porch, perfect for sitting back and admiring the serenity of the nature that surrounds you.

The natural beauty of the property becomes an

CONTINUED ON PAGE 14H



CONTINUED FROM PAGE 12H

integral part of daily life.

10-foot ceilings greet you as soon as you enter the first floor, creating a sense of spaciousness that flows well with the open space of the nature that surrounds the home.

On the side of the building, a 2-car attached garage is perfect for sheltering your car during the winter months. The 20x40 insulated two-story garage serves as the ultimate man cave. With electric, water, lighting, shelving and ample storage space to make it a versatile retreat.

A washer and dryer, a dishwasher, two refrigerators and two ovens are also included in the home.

There is over 1,000 square feet of finished space in the basement, featuring a large screen-viewing area for movie nights to a full-size billiard table and a craft/game table.

The basement also features a full-size wet bar with a sink and an ice machine so that refreshments are always available.

This home offers the kind of escape to the country that many only dream of. It offers more than just a simple house, but rather an invitation to a lifestyle tailored to those who seek the beauty, tranquility and pleasures of rural living.

Listed by Eagle River Realty LLC, for more information about the property you can contact Philip Eggleton at eggletonphilip@gmail.com or (845) 665-9521.



Top: The bedrooms have beautiful hardwood flooring as well as a skylight that invites natural light in.

Above left: An office area is a great place to read the morning paper.

Left: The master bathroom features a large bathtub and beautiful marble flooring.

Above: The master bathroom features a walk-in shower as well.

Liberty Fine Furnishings

CONTEMPORARY FURNITURE
INTERIOR DESIGN
CUSTOM UPHOLSTERY AND RESTORATION
VINTAGE FINDS

199 S Main St, Liberty, NY 12754
Michael Katz Cell 516-924-1721
Office 845-693-4894
Upholstery Consultant 917-533-9896
libertyfineupholstery@gmail.com

libertyfineupholstery.com



117059



GENERAC
Whole House
Power
GENERATORS

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

CALL NOW FOR FACTS!

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



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

All phases of electrical work
Line Extension & Bucket Truck Service

Trusted & Dependable Electrical Contractors for 30+ Years

LICENSED ELECTRICAL CONTRACTORS

RESIDENTIAL - COMMERCIAL - INDUSTRIAL

QUALITY & PRIDE BACK IN AMERICA

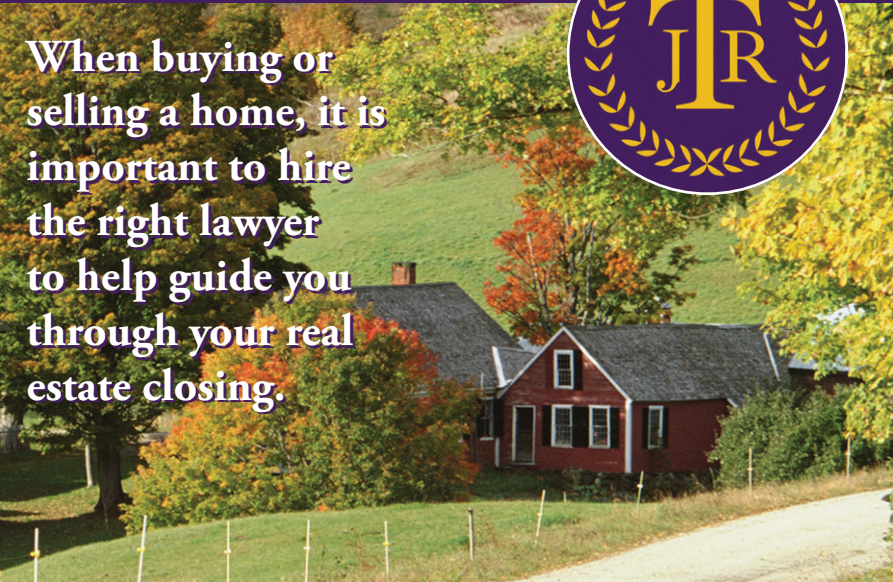
74285

JOHN R. THEADORE

Attorney at Law, PLLC



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



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

www.jtheadorelaw.com

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...

110937



RE/MAX
WAYNE

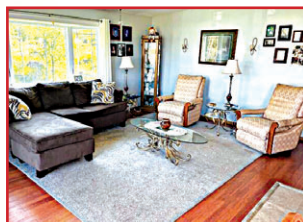
416 Main Street, Suite A
Honesdale, PA 18431
Office: (570) 253-9566
Cell: (570) 647-8388 Bill
Cell: (570) 647-5536 Ryan
bphil@ptd.net rwphillips2301@gmail.com

Bill & Ryan Phillips
Phillips Realty Team

Each office is independently owned and operated. 🏠



\$259,000



116707

COUNTRY LIVING!! This well maintained 3 bedroom 1 bath Ranch home is situated on 2.28 acres. Enjoy beautiful country views along with peace and quiet from the large 27 x 12 deck. Open floor plan in the living/dining room area, unfinished heated basement with plumbed in pipes for a second bathroom, and an outdoor furnace to help with those heating costs. Not far from Elk Mt ski resort, Delaware River, Lake Lorraine golf club, Belmont Lake, State Game Lands, and Bethel Woods. Would be a great second home or Primary home!!
308 Dixie Hwy Starrucca, PA

Testing the waters

Sullivan County Labs provides state-certified water and soil testing

BY ALEX KIELAR

Since 2016 Sullivan County Labs (a division of AG Environmental RSC LLC) has been dedicated to providing state-certified environmental testing of contaminants in water and soil to customers both locally and nationally. Launched by a 30-year resident of Sullivan County, the Lab's founder, Alan Rajlevsky, knew the potential of local college students studying the sciences, and was confident that Sullivan County could provide an excellent workforce of local residents. Part of their mission statement on Sullivan County Labs' website reads: "Because of our local, independent ownership, we know all of our clients, understand their needs, and give them accurate



CONTRIBUTED PHOTOS

Laboratory Director Megan Malanka testing samples at Sullivan County Labs.

At left Krysta Kelly is a Lead Technical Director at Sullivan County Labs and began as a Laboratory Supervisor in 2019.



results in a timely manner". Expanding rapidly, he hopes to build the lab into a technical hub of the Delaware Valley lower tier counties.

The lab is accredited by New York State under the National Environmental Laboratory Accreditation Program (NELAP)



Family Owned & Operated since 1959

6978 Rte. 52 Cochection, NY 12726
cochectionoil-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 Propane Service Work
Discount Farm Fuel Emergency Deliveries

Like and Follow

113670



A SUNY Sullivan and SUNY New Paltz alum, Julius Krentz is a Technical Director of Chemistry at Sullivan County Labs.

for testing the chemical and bacteriological properties in both potable and non-potable water. The Laboratory also holds the rare distinction of being one of only a handful of CDC Elite program approved labs across the country for the testing of Legionella in water nationwide. In addition the lab also holds accreditations in Pennsylvania, Connecticut, Florida, and is in the process of their New Jersey accreditation.

The lab continues to expand the scope of contaminants it is able to detect and measure in accordance with the limits for safe drinking water established by the EPA under the Safe Drinking Water Act of 1974. They test for Pathogens like Coliform & E.coli bacteria, toxic metals, pesticides, herbicides, volatile organic compounds (solvents/fuel/oil) all the

CONTINUED ON PAGE 18H

Smalls

Plumbing, Heating, and AC

Serving Sullivan County Since 1953



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

“NO JOB’S TOO BIG FOR SMALLS”

FULLY INSURED

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

37810

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

114050

Van Gorders' FURNITURE

Bring the Outdoors Inside

THE LAKE REGION'S LARGEST FURNITURE SHOWROOMS

BEAUTIFUL LAKE WALLENPAUPACK • PA
Route 6
 570-226-9726

HISTORIC DOWNTOWN HONESDALE • PA
Church & 6th Sts.
 570-253-1860

CHARMING MILFORD • PA
Route 2001 (Water St.)
 570-296-9610

COUNTRY CLASSIC COLLECTION
 Made in Pennsylvania

VanGorders.com

Sealy LAZBOY Old Hickory Furniture Co.

110122



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

CHARMING HOME IN GRAHAMSVILLE

Home sweet home! Renovated with 3 bedrooms, 2 baths and fireplace along a creek in low tax Township of Neversink.

Asking \$292,500



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



110885

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

CATSKILL CUSTOM CLOSETS



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

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

ORG HOME AUTHORIZED DEALER

Free in-home estimates

Liberty TRADING POST



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.ACETRADINGPOST.COM

100's of Dollar Items & Closeout Merchandise

OPEN 7 DAYS • MAJOR CREDIT CARDS ACCEPTED & ACE REWARDS

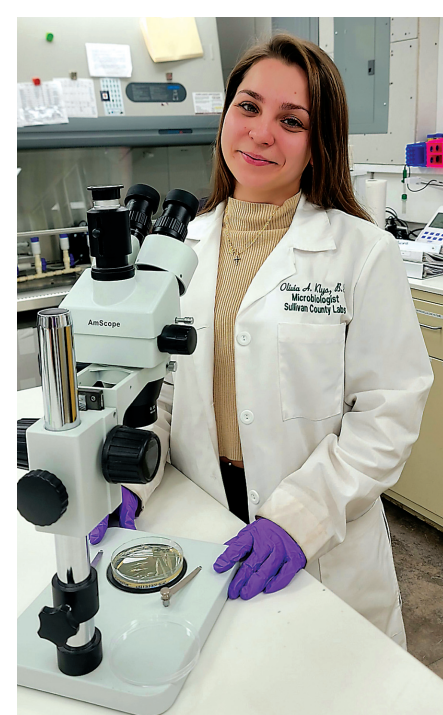


Amanda Maier, left, and Terri-Ann Henrich pack samples at Sullivan County Labs, which provides state-certified environmental testing of contaminants in water and soil to local and national customers.

CONTINUED FROM PAGE 17H

way up to the very recent, and very hard to detect PFAS (Per/polyfluorinated alkyl substances) which must be detected in parts-per-trillion (the equivalent of an eyedropper in an olympic size swimming pool). They are also recently ISO 17025 certified for the testing of food products for E. coli O157:H7, Salmonella spp., Listeria spp., Listeria monocytogenes, and Campylobacter spp.

Additionally, the lab tests for sewage treatment analytes regulated by the Department of Environmental Conservation under the Clean Water Act of 1972, required of wastewater treatment facilities to maintain certifications with NPDES



Receiving her Bachelor of Science in Biology from Pace University in 2021, Olivia Klys has worked as an Intake Specialist at Sullivan County Labs since graduating.

At left: Krista Chilson, a 2017 graduate of Liberty High School, is a Quality Assurance Officer at Sullivan County Labs and helps to provide accurate laboratory analytics on all types of water.

(National Pollution Discharge Elimination System) by sewage treatment facilities in all states.



Be sure to call 845-704-8151 for more information about Sullivan County Labs or to schedule a sample pick-up. They are open 9 a.m. to 5 p.m. Monday through Friday.

Is your water safe to drink?



Our Certified Laboratory is ready to help you find out!

Scan to have your drinking water questions answered.



1125086

“Tested Water is Trusted Water”

Sullivan County Labs

845-704-8151



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



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

VintageHouse@NYHeartwood.com



www.vintagehouseville.com 845-482-6001

@vintagehouseville

107804



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!

GREY'S WOODWORKS
STORAGE SHEDS AND GARAGES

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

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

GREYSWOODWORKS.com



111140

Benefits of home ownership

BY ANNA MILUCKY

Fall is here, one of my favorite seasons of the year. Feeling very blessed to be living in Sullivan County. I do not have to travel very far to enjoy the colors of Autumn.

On the real estate front, it has been busy. I am noticing a lot of buyers are paying cash for 90% of the transactions that I have closed year to date. The listings that I have in contract are all cash. Not a huge surprise since at the writing of this article the national average interest rate is 7.83%. On the flip side, a lot of sellers are coming up with creative ways to sell their properties, like holding a portion of the mortgage. This helps the seller and puts the buyer in their dream home.

In past articles I touched upon home ownership, but I wanted to take a deeper dive into the pros of buying a home, after all, it is the American dream.

The one that I think is the best argument is a predictable monthly housing payment. If you are renting,

your rent can go up, or if the owner decides to sell the house, the new owner might not renew the lease. Even though you are making the payment to the bank, every payment counts toward your homeownership. That is a win!

I was pleasantly surprised to find out the home I purchased 13 years ago has doubled its value.

Owning a home provides you with an appreciating asset. It will be one of the biggest and best investments in your lifetime.

Since the value of your home appreciates over time, you can use the equity in your home to borrow money if you need to. Applying for a home-equity line of credit can help you finance your children's education, large projects or other expenses at a lower interest rate, vs, a personal loan or putting it on your credit card.

The other benefit is in most cases you can still use the interest and property/school taxes as a tax deduction. This helps you keep some of your hard-earned money in your



pocket.

One of the things that I never really thought about was having community ties. Having a home that you have been in for a while impacts your community with tax benefits, local infrastructure, schools and organizations. In most cases you can also have a voice in how things are run. Many homeowners are part of non-profit organizations, volunteer in their community and dare I say it, even run for office.

A home is your nest egg. Did you know that if you live in your home for 30 years, other things being equal, the home should appreciate 100% or even more.

The best reason is that "It's yours"! You can live there indefinitely, know-

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

FIREWOOD AVAILABLE

BLOOMING GREEN LAWN SERVICE

Ben Knight

Over 25 years of Custom Lawn Service

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

If it grows by day, have it cut by Knight



100448

kw REALTOR®

Peter Feinberg

Licensed Real Estate Salesperson

845-866-1852 cell
845.610.6065 office
Pfeinberg@hvc.rr.com
<http://peterfeinberg.kw.com/>

KELLER WILLIAMS® HUDSON VALLEY UNITED
9 BERT CRAWFORD RD, MIDDLETOWN, NY 10940
Each office is independently owned and operated

109857



ing that you will always have a roof over your head is very comforting.

While doing research for the above, I came across a flyer that had a mother holding her little girl. The heading on the flyer was "The Hidden Value of Homeownership". It had the following bullets: Homeowners are healthier and live longer; Owning a home reduces the likelihood of divorce; Homeowners are less likely to suffer from depression; City homeowners are less likely to be victims of crime; Children of homeowners often achieve a higher level of education; Children of homeowners are likely to earn more over their lifetimes; Children of homeowners have significantly lower teen dropouts and pregnancy rates; Homeowners are more likely to be involved in neighborhood groups;

Homeowners have a better understanding of politics and are more likely to vote.

(The source of the flyer: National Associations of Realtors. Journal of Epidemiology and Community Health)

Quick update on the local market in Sullivan County for August 2023 (comparing it to August of 2022): New listings are still running behind at -16.7%, Closed Sales are at -21.1% from 90 to 71. The median sales price has increased by 19.6% on single family homes from \$296,750.00 in 2022, to \$355,000.00 presently. The inventory of homes for sale is -26.2%.

If you are thinking about making a move and would like to put your home or property on the market, it is a great time to talk to a realtor.

Wishing you all a Colorful, fun filled, Autumn Season!

ALL DAY CONSTRUCTION

Seamless Gutters • Gutter Cleaning
Pressure Washing • Junk Removal

Serviceing Sullivan County

631-741-3029

Senior/Veteran Discounts | Licensed & Insured



ALL ROADS LEAD TO HOME...

We're here for all your driveway paving needs!

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

FREE ESTIMATES!



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

www.cooperpavinginc.com **845-361-1028**




EST. 1985

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

TKCONST.COM
845-292-2686

Residential & Commercial

Serving Sullivan County for over 35 years!

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

NOW HIRING!

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!



LARGE HOME WITH APARTMENT
HUGE Smallwood Lake Community home nearly 3000 SF w/modern interior, open plan, woodwork, fpl, deck & porch, guest apartment, lovely peaceful yard & privacy fence. Community offers beach, dock, tennis & heated pool available. **\$385,000**



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**



STREAMFRONT IN LAKE COMMUNITY
Smallwood Log home w/stream; near beach, hiking trails & waterfalls. 2023 totally renovated & updated, offers 3 BR, 2.5 BA & chef's kitchen w/all new appliances. Recently stained, new heating system, metal roof, 1-car det. garage. **\$375,000**



BEAUTIFUL STORYBOOK CHARMER
Lake community 2BR home+600SF guest cottage privately set on a dead end. Main house BR suite w/loft, den, full bath, stone fpl., LR w/high ceilings & skylights, adorable kitchen, FDR, 300SF atrium & decks, fire pits, sheds. Walk to lake. **\$550,000**

KOHLER LUMBER

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






845-482-5290 • kohlerlumber@yahoo.com

TOWN & COUNTRY
PAVING & SEALCOATING
 RESIDENTIAL • COMMERCIAL • INDUSTRIAL
45 Years of Experience & Quality Service
 FREE ESTIMATES FULLY INSURED
845.609.7139

WLS
WOODBOURNE LANDSCAPE SUPPLY
LANDSCAPING MATERIALS AND MASON SUPPLIES
 845-434-6690 • Fax: 845-434-6691
 P.O. Box 59, 5858 State Rt 42 • Woodbourne, NY 12788
 www.woodbournelandscapesupply.com
MIKE GOLD TYLER GOLD BOB SCHEINMAN

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

 **TLC**
Construction
 TENDER LOVING CARE

Tom Maus
 Office: 807-7527 P.O. Box 188
 Cell: 807-7296 Youngsville, NY 12791

 **FALLSBURG LUMBER CO. INC**
434-6161

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

BOOM TRUCK DELIVERY
FREE DELIVERY

woodstockwayrealty.com
 we make it happen

Woodstock Way Realty LLC
845-250-4200 call to list with us!

SOLD! \$1,300,000
SOLD! \$423,000
SOLD! \$434,800
SOLD! \$325,000
SOLD! \$335,000
SOLD! \$449,000



Get your word out!

To advertise in a leading publication for visitors to this area. Call 845-887-5200 and ask to be seen in **Catskill Confidential.**

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

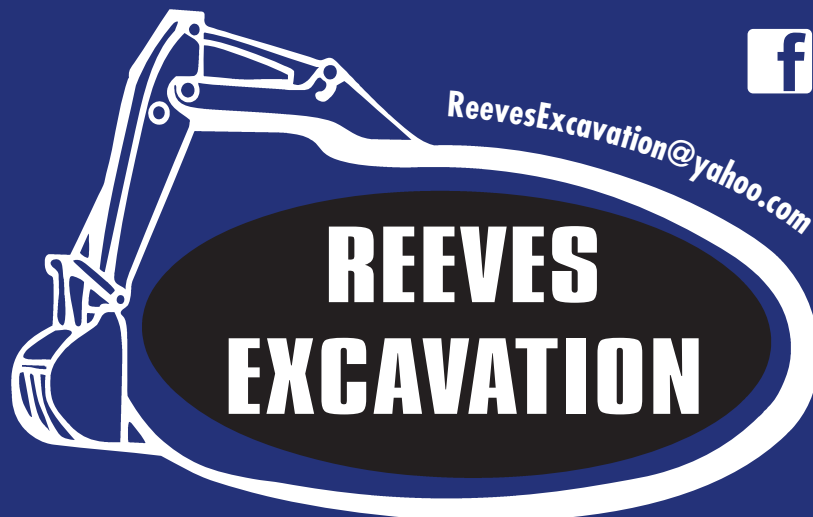
570-224-4319

674 Callicoon Rd
 Damascus, PA 18415

Rutledge Repair

rutledgerepairs674@hotmail.com

111771

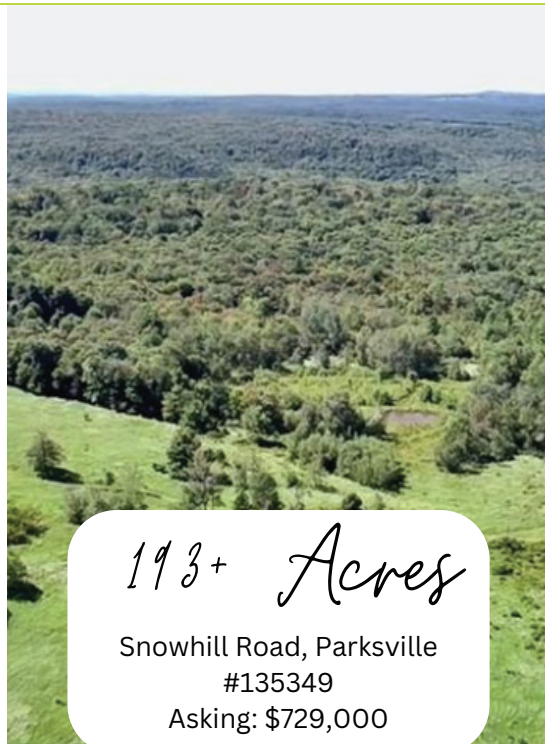


REEVES EXCAVATION

845.701.1409

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

91624



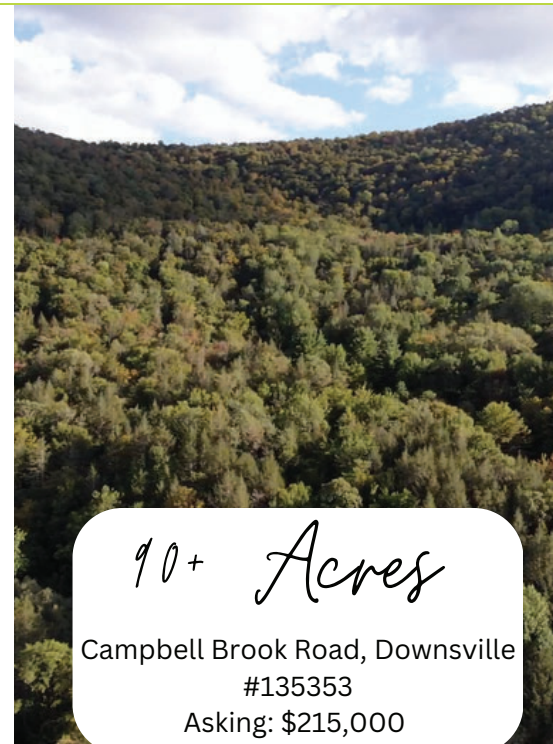
193+ Acres

Snowhill Road, Parksville
 #135349
 Asking: \$729,000



Log Cabin

223 Myers Road, Neversink
 #135355
 Asking: \$499,000



90+ Acres

Campbell Brook Road, Downsville
 #135353
 Asking: \$215,000

Premiere Real Estate Listings In Demand.



Land & Water
 REALTY

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

LandandWaterRealty.com

116571



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.