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Statistics by Sullivan County Board of Realtors


1. MLS
6247000
Neversink
Township
Mobile With
Property



3 BR/2 BA
Acres: 1.68
Sold For: \$65,000
School Tax: \$624.18
Town & County: \$490.37

Built: 1980
Listed By: Resort Realty
Sold By: Resort Realty
Services

2. MLS
6196124
Thompson
Township
Town
House



3 BR/2 BA
Acres: 0.060
Sold For: \$138,000
School Tax: \$990.75
Village Tax: \$1,297.63

Town & County: \$754.00
Built: 1989
Listed By: Century 21
Country Realty
Sold By: Non-MLS

3
MLS
6248430
Thompson
Township
Ranch/
Town
House



2 BR/2 BA
Acres: 0.0447
Sold For: \$179,000
School Tax: \$1,009.53
Town & County:

\$1,989.15
Built: 1985
Listed By: Sullivan Realty
Associates
Sold By: Sullivan Realty

4. MLS
6240175
Lumberland
Township
Ranch



2 BR/1 BA
Acres: 0.0590
Sold For: \$225,000
School Tax: \$1,550.86
Town & County:

\$1,679.49
Built: 1973
Listed By: Payne Team
Sold By: Non-MLS

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
6224379
Rockland
Township
Chalet



2 BR/1 BA
Acres: 5.37
Sold For: \$475,000
School Tax: \$3,353.35
Town & County:
\$2,876.40

Built: 2020
Listed By: Catskill
Mountain Houses
Sold By: Non MLS

7. MLS
6253323
Tusten
Township
Arts & Crafts



4 BR/3 BA
Acres: 3.70
Sold For: \$558,000
School Tax: \$4,292.87
Town & County:
\$2,230.97

Built: 1938
Listed By: Callicoon Real
Estate, LLC
Sold By: Keller Williams
Hudson Valley

8. MLS
6209659
Bethel
Township
Log



7 BR/5 BA
Acres: 10.12
Sold For: \$2,200,000
School Tax: \$16,275.29
Town & County:
\$15,473.26

Built: 2003
Listed By: Chapin
Sotheby's Int'l Realty
Sold By: Chapin Sotheby's
Int'l Realty

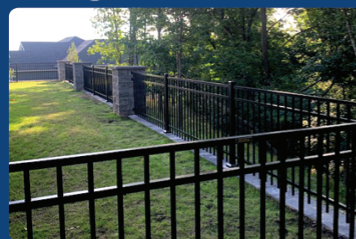


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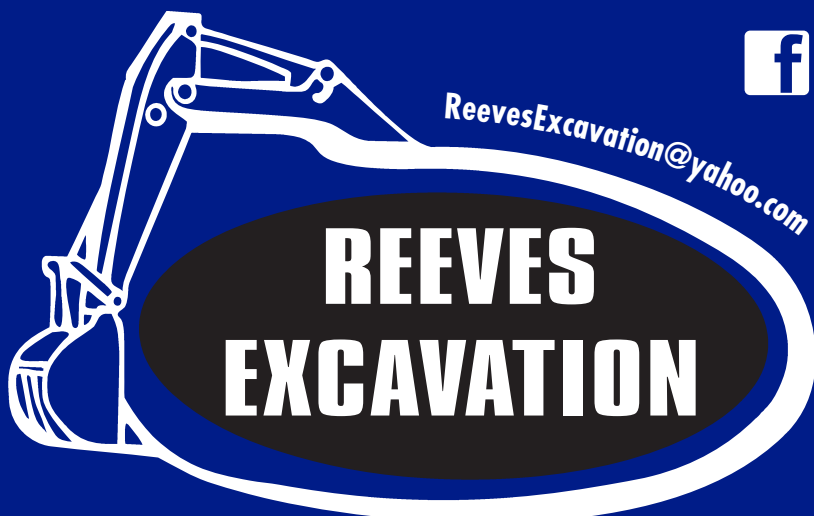
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Farm Asset Protection Strategies:

safeguarding agricultural legacies

Cornell Cooperative Extension Orange County will be hosting a workshop on farm asset protection. The class will assist farmers to preserve long-standing agricultural legacies. In these uncertain times, safeguarding valuable farm assets has become paramount to ensure our farming communities' continued success and sustainability.

The workshop will be held on Friday, November 17th at 18 Seward Ave., Suite 300, Middletown, NY 10940. The cost to participate in this workshop is \$10 per participant. The workshop will start at 10:00 AM



Safeguarding the assets of farms is important to farmers and their communities..

and will conclude at 2:30 PM. Morning refreshments and lunch are provided.

Nicole Tommell and Steve Hadcock will be the presenters for this workshop. Nicole is a Farm Management Specialist

with the Central New York Dairy, Livestock, and Field Crops Team. Steve Hadcock is a Beginning Farmer specialist with the Capital Area Agricultural and Horticultural Program. Nicole and Steve have many years of

experience working with farm families on farm management and estate planning topics.

Topics included are:

- How can I use my current records to gauge how well my business is doing? Various

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suggestions will assist you in looking at your records differently.

• What can I do to retain employees? Ideas will be shared on how to get new employees off to a good start. Also, ideas on how to help retain employees as well.

• Am I ready to consider diversifying my business? Thoughts on how to approach evaluating the diversification of your farm business will be shared.

• When and how do I start the succession process? It is never too early to begin discussing farm succession/transfer. Topics will be covered to help you feel confident to begin the process for your business. Shared topics may help you with your process if you have already started.

Each participant will receive written materials and a flash drive containing various resources. Register online at (<http://weblink.donorperfect.com/FarmAsset-ProtectionStrategiesTraining>).

For more information on how to register, contact Nathaniel Lartey at nl498@cornell.edu or 845-344-1234 Ext 251 or (C): 917-635-9966. For more information about the workshop content, contact Steve Hadcock. Steve may be reached at seh11@cornell.edu or 518-380-1497.

Cornell Cooperative Extension and its partnerships provide programs for Orange County residents on youth and family development; nutrition, health, and food safety; community and economic vitality; and agricultural sustainability through Cornell based research. Committed to Orange County, we design programs to meet local needs to enable people to improve their lives and communities. For more information call Cornell Cooperative Extension Orange County at 845-344-1234 or visit our website at www.cceorangecounty.org.

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Four generations of offering fine furniture choices

STORY AND PHOTOS BY ALEX KIELAR

Van Gorder's Furniture is a fourth generation family business started by Ralph Van Gorder in 1936 as Honesdale

Furniture Exchange. He started the business after renting the bottom floor of the Jenkins Building on Main Street in Honesdale. The business started with Ralph offering to buy anyone's used furniture

from "a single piece to an attic full or a house full," as he stated in an ad he placed in the Wayne Independent upon opening.

From there, the business grew into what it is now and contin-

ues to grow 80 years later. Van Gorder's now offers and features quality name brands of the latest furniture styles for every room of your house.

When business began to pick



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up, Ralph bought a four-floor building in Honesdale, which was originally the National Hotel. It stands at the corner of Church and Sixth Streets, where it has been since 1865 and Van Gorder's flagship showroom still resides there.

Ralph's son Don opened a second showroom near Lake Wallenpaupack in Hawley in 1978. Don's son Scott would then eventually come aboard and begin focusing on rustic Adirondack-style furnishings. Van Gorder's has specialized in providing American-made rustic home furnishings since then, but

they offer much beyond just rustic. They have fully customizable options, with over 400 different types of fabric to choose from.

The Honesdale location offers a La-Z Boy Comfort Studio with hundreds of recliners and sofas of all styles and sizes. From living room, to bedroom, dining room and beyond, there are no limits to the types of furniture that can be found at Van Gorder's

Van Gorder's added a third showroom in Milford in October 2014. Scott's three sons Derek, Dylan and Max now manage the three showrooms. Scott retired about 10 years ago. Max man-



ages the flagship showroom still resides there.

Ralph's son Don opened a second showroom near Lake Wallenpaupack in Hawley in 1978. Don's son Scott would then eventually come aboard and begin focusing on rustic

CONTINUED ON PAGE 16H

Opposite page: The flagship showroom in Honesdale is located on the corner of Church and Sixth Streets, and has three floors of furniture options for every type of need.

Left: Most of the furniture at Van Gorder's is domestically and locally made, including this one-of-a-kind Tamarack table.

Above is one of a number of dining sets on display.



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CONTINUED FROM PAGE 11H

Adirondack-style furnishings. Van Gorder's has specialized in providing American-made rustic home furnishings since then, but they offer much beyond just rustic. They have fully customizable options, with over 400 different types of fabric to choose from.

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Van Gorder's added a third



Top: Take a seat and try out all the recliners, sofas and much more.

Above: Take a look around all three floors of Van Gorder's in Honesdale to fulfill your furniture needs.

Van Gorder's offers a variety of bedroom products, which includes, but is not limited to At right: mattresses, platform beds and dressers.

showroom in Milford in October 2014. Scott's three sons Derek, Dylan and Max now manage the three showrooms. Scott retired about 10 years ago. Max manages the flagship showroom in Honesdale, who mentioned the growth in the Honesdale area and Sullivan County being "pretty remarkable" over the last few years.

"We have seen new clientele come in," Max said. "A lot of

younger folks are starting to move into the area, which is beneficial for us."

Max said that they deliver far and wide, including locally and to Hancock, Swan Lake and other surrounding areas from Wayne, Pike and Sullivan Counties and beyond. Van Gorder's has warehouse space on every level and the three showrooms pull from each other's inventory when needed.

"I always remind people how big the store is," Max said. "When they ask if I have something in stock, I might not know immediately and will have to go upstairs to check."

Max also said that their furniture is domestically made whenever possible and they have local craftsmen from Honesdale, Hancock and other local towns. He said that helps add an extra layer to the business.

"Anything that has a story behind it, only adds value," he said.

Max said that Van Gorder's beats all the big box stores, such as Ikea and Raymour and

Flanigan in both service and price.

"We let prospective customers browse because we don't want there to be any pressure to buy," he said. "We are very knowledgeable and are there to help when it is needed. There is no need to harass customers into making a purchase."

Van Gorder's has a lot of local workers at their showrooms and are always looking for more help. Max said that they would ideally want to have long-term employees and people who are personable and hard-working, with sales experience an added bonus.



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Left: The latest creation from Martell Builders: a Custom Vaulted Modern Farmhouse Ranch.

Right: The entryway greets guests as they make their way into the custom-built home.

Below: The back of the house features a fenced in porch and a large amount of windows that invite natural light into the home.



A Masterful Retreat

Step inside and find a primary suite on the first floor that exudes luxury and comfort. The spacious primary bedroom features a large bathroom with a whirlpool tub and shower, an oversized walk-in closet, and a laundry room conveniently located just off the closet. This thoughtful design caters to the modern homeowner's need for convenience and style.

The heart of the home is an open-concept living space, where a vast living room with a fieldstone gas fireplace seamlessly connects to the dining area and kitchen. Vaulted ceilings and exposed beams create an ambiance of rustic elegance. At the same time, the oversized Quartz Island in the kitchen serves as a focal point for family and friends to gather and enjoy quality time together. A butler's pantry and separate oversized pantry make hosting and meal prep a breeze.

A Taste of the Outdoors, Indoors

Embracing the beauty of the natural surroundings, the residence offers a multitude of outdoor living spaces. Step outside from the kitchen and discover an oversized back deck, a screened-in porch, and a stamped concrete patio. The durable Trex Decking ensures low maintenance and long-lasting enjoyment.

The list of features is impressive and includes central air conditioning, radiant heat, a mini-split unit in the craft room, a whole-house generator, tile and laminate flooring, and Andersen double-hung windows that let the outside in. A circular driveway and a reverse gable front porch with heavy timber truss design, stone pillars, and a front sitting area add to the curb appeal.

A Work of Art

Every detail of this residence has been meticulously planned and executed. The architect's vision seamlessly integrates outdoor and indoor spaces, creating a truly one-of-a-kind home

CONTINUED ON PAGE 16H

Luxury living meets rustic charm in Martell Builders' latest masterpiece

BY PATRICIO ROBAYO

Nestled on a sprawling 45-acre parcel in the picturesque landscapes of Orange County, New York, Martell Builders has unveiled their latest creation, a Custom Vaulted Modern Farmhouse Ranch. With over 3,600 square feet of meticulously designed living space, this residence is a testament to the craftsmanship and dedication that Martell Builders brings to every project.

A Dream Come True

For the fortunate owners, this property represents the culmination of a vision for a secluded, peaceful retreat far from the hustle and bustle while still being conveniently close to town, shops, and dining. The journey began with Martell Builders' expert guidance in helping the clients discover the perfect location for their dream home. The result? It is a hidden gem tucked away on 45 acres, complete with stone walls and underground power.

One of the defining features of this property is its proximity to over 800 acres of state land, adding to its allure as a true haven for those seeking privacy and seclusion. Chad Martell and Alec Martell, the creative minds behind Martell Builders, were with their clients every step of the way, from acquiring the land to the final certificate of occupancy, ensuring a seamless and turnkey project.





CONTINUED FROM PAGE 15H

Above: The open-concept kitchen and dining area invites guests straight from the adjacent living room.

Below: The living room's two couches and chairs make a great gathering space to fit the whole family.

Above right: The spacious master bathroom features dual mirrors and sinks.

Below right: A beautiful front entrance with plenty of room to decorate.

that celebrates the beauty of the natural surroundings.

Martell Builders is rightfully proud to have helped their clients realize their dream. This home is more than just a residence; it's a masterpiece that blends luxury, comfort, and rustic charm, offering its fortunate owners a unique retreat in the heart of Orange County. 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.

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.





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The benefits of working with a local real estate agent

BY ANNA MILUCKY

This is the best time of the year for me, I love Fall! Love the colors, the cold mornings and the wildlife that surrounds me daily. Ok, I must admit, not loving the deer eating all my dahlias when they are still blooming, but that's another story.

So, let's talk about real estate. When writing articles for the "Home in the Country", I try to give you information that will help you navigate buying or selling a home. It's one of the biggest decisions you are going to make in your lifetime, so you want to make sure you have access to what's going on in the Real Estate market in your area. Hence the title, working with a local real estate agent.

Here are some of the strengths a local realtor will bring to the table and help you either buy or sell your home or land.

The top reason to work with a local realtor is they know the market; they have been here for the

highs and lows in real estate. A local realtor has intimate knowledge of the local market on a road by road, house by house basis. If you are a seller this will help you make an informed decision on the price you are asking. If you underprice your home, you will be missing out. If you overprice a home, it will take longer to sell. A local realtor can help you identify real estate comps that will confirm you are in the right range. If you are a buyer, they can help you negotiate so you are not offering too much or too low.

Another reason is they know what to look for, so this will save you time. If you are a buyer and you are looking for a specific home/land, your local realtor will spend the time making sure you see only those homes/land. Local realtors also know the history of the structure so you do not end up buying a home that will be costly in the long run. If you are a seller,

realtors are great at networking. They might already have someone in mind for your home so it can be sold quickly. Let's face it, as a seller that is huge.

The next advantage, working with a local realtor, is if you are a buyer or seller, they can help you navigate the process. They have worked with home inspectors, attorneys, engineers, appraisal companies, electricians, contractors, and the list goes on. This will make the transaction go a lot smoother.

A local real estate agent is just that -local. They are people that you know and trust. The local realtor is someone that helps in a non-profit capacity. Buys raffle tickets for school fundraiser, volunteers at the pancake breakfast and so on. They are part of our community. So, if you are thinking about listing your home, or buying a home, Shop Local... Hire a local Realtor. Short update on the local mar-



ket in Sullivan County through October 2023. (Comparing it to October 2022) new listings are still running behind at -16.5%, closed sales are at -27.1%, from 81 (2022) to 77 presently. The median sales price has remained the same at \$280,000.00. The inventory of homes for sale is still at -17.6%, from 461 to 380 presently.

In conclusion, I would like to wish you all a Safe Holiday Season! Thanks for reading and I will see you behind the For Sale Sign.

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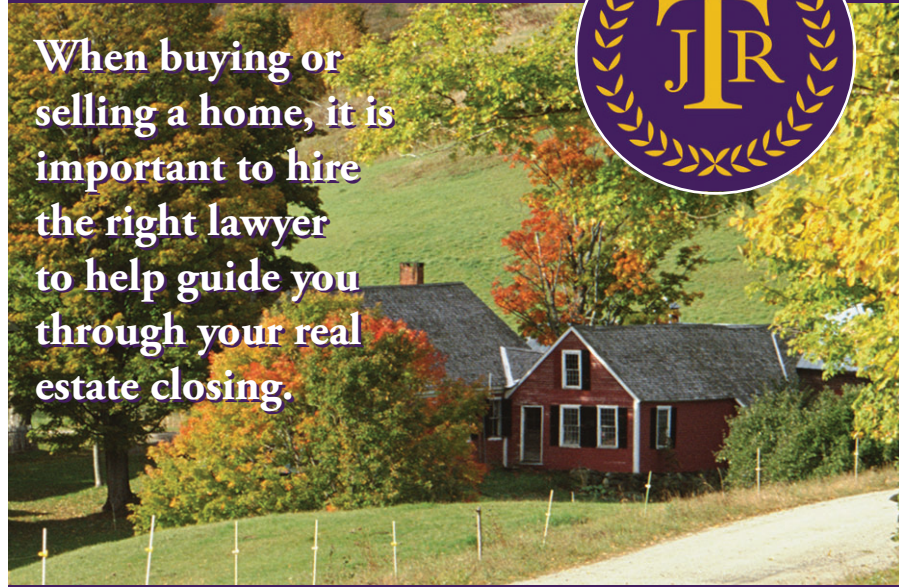
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BY ANTHONY MORGANO

On Evergreen Lane a haven of serenity to call home

At the end of a long winding driveway sits a beautiful home overlooking the aptly-named Serenity Pond.

The home, listed by Dawn Curreri of Eagle Valley Realty, is surrounded by nature, comfortably nestled between a verdent forest.

A deck overlooking the pond offers spectacular views of the water as it reflects the skies above.

The home itself is an open liv-



ing concept with natural light flooding in through skylights.

Each of the three bedrooms offers a personal retreat, and the home also includes 2.5 baths.

A finished basement provides additional space to indulge leisurely in refuge.

A quaint beach and spacious dock along the private pond encourage activities in the water.

Among the seemingly-infinite ways to enjoy nature here, a screened-in back deck and front porch offer more spaces to take in the scenery.

The home is located on 14.5 acres, offering walking trails to fully immerse yourself in nature before returning home.

The home is located in Narrowsburg, and just minutes away from the Delaware River, offering kayaking, tubing and

CONTINUED ON PAGE 26H



Opposite page: The nature escape down Evergreen Lane, tucked away from the world and nestled in nature.

Above: The home sits on a private pond, providing access to swimming and other water activities.

The skylights provide exceptional natural light inside the log cabin.

CONTINUED FROM PAGE 25H

fishing.

The hardwood flooring and walls bring out the beauty of nature from inside the home, and includes a fireplace to cozy up next to on cold winter nights.

The main level includes a bedroom, eat-in kitchen and dining area, a full bath, granite countertops, high ceilings, a kitchen island, a bath in the primary bedroom, skylights and vaulted ceilings.

Stainless steel appliances are also included with the property, including a washer and dryer, dishwasher, oven, range and refrigerator.

The log home also includes a shed separate from the two car garage.

Heating the house is done via baseboard, hot water and oil.

Cooling is via wall/window units. The sewer is a septic tank, and the water source is a drilled well.

The home is settled in the Sullivan West School District.



Above: The bedrooms offer a comfortable place to relax.

Below: A functioning fireplace in the living room is a great place to gather in the evenings.

Right: A dock and beach offer other close-up enjoyment of the water.

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Situations when self-storage may be the right solution

When organizing a home or apartment, homeowners and renters are often confronted with a stark reality: they have more stuff than space. Storage issues tend to snowball as individuals acquire new items without discarding old ones. Few people may consider a home addition or upgrading to a larger home to address their storage situations, as those can be

costly solutions to problems that often can be solved with a less significant investment.

Self-storage facilities are a practical and simple way for homeowners and renters to solve the problem of having too much stuff and too little space. Such facilities can accommodate individuals in various situations, making this an ideal option for anyone looking to

organize their homes without getting rid of their possessions.

Organizing a home

Perhaps the most common reason to rent a self-storage unit is to create space in a home and make it feel less cluttered. Clutter isn't just a nuisance, it's also a potential mental health hazard. A 2016 study from researchers at the University

of New Mexico found that clutter was negatively related to a psychological sense of well-being. Ridding a home of clutter may create greater feelings of happiness. Individuals who want to see if this approach works for them can rent a self-storage unit, where they can keep items that might have sentimental value but little practical value.

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