

# COUNTRY HOUSE

REALTY



## 37 Saw Mill Rd Claryville, NY 12725

Ulster County, Town of Denning  
SBL: 50.1-1-18, 50.1-1-19

### PROPERTY FEATURES

3 BEDROOMS  
1 FULL BATHROOM

### PROPERTY DETAILS

- Square feet: 1,908
- Acres: 1.92
- Built: 1963, 2016, 2019

### LISTING PRICE

\$475,000

For access, please  
reference Showing Time  
or instructions from the  
office.



## SYSTEMS AGES, DETAILS & UPGRADES

- Electric water heater: 2014
- Septic: 2019
- Roof: 2014
  - Addition roofs: 2016, 2019
- Additions
  - Living room: 2016
  - Sunroom: 2019
- Flood zone: Yes (House has never flooded, elevation survey available upon request.)
- Road: Private, no formal written maintenance agreement, but neighbors pitch in for maintenance
- The property is comprised of two separate lots. Acreage and taxes reflect both.

## APPLIANCES + FIXTURES

- Vermont Castings wood stove
- There is a hookup for a washer in the closet in the living room.

## UTILITIES

- Heat: Electric baseboard
- Water heater: Electric
- Internet/TV: High-speed cable/ Spectrum
- Septic: Yes. Property is in Special Sewer District due to proximity to Neversink River (*see Special features*)
- Water: Drilled well
- Cell service: None (excellent service through wifi calling)

## ATTIC + CRAWL SPACES

- Crawl space access through floor hatch in living room closet





#### FURNITURE

- Available for separate purchase, exclusions apply.

#### HISTORY

- Owners used house frequently in winter especially for skiing at Belleayre
- When they purchased the house it was substantially smaller, and did not extend beyond the kitchen (which was also the living room). The 2 bedrooms and loft are part of that original cabin.

#### SPECIAL FEATURES

- The Neversink River flows year round and starts its 55 mile journey just a couple miles north of the house. The river's elevation changes throughout the year, with each rainfall and through droughts, and those variations are part of what make living on the river such a dynamic experience.
- Because the river runs into the Neversink Reservoir and becomes drinking water for New York City, it is part of the NYC Watershed, and is protected. As a result, this property is part of a special "Sewer District". While there is no municipal "sewer", the individual septic is pumped and maintained by the town (thanks to NYC) at no cost to the owner. A handy bonus.

#### FINANCIALS

##### Taxes:

Town/Co.: \$1,756

School: \$2,771

##### Operating Costs:

Electric: \$3,018

Septic: Maintained by town at no cost to owner

Flood insurance: \$1,049

Mowing: \$70/mow

Plow: \$75/plow

