



14 Walters Farm Rd YULAN, NY 12792

Sullivan County, Town of Highland SBL: 15.A-2-46

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS
1 HALF BATHROOM
PRIVATE LAKEFRONT

PROPERTY DETAILS

Square feet: 2,025Acres: 2.89

Built: 1998

LISTING PRICE

\$725,000

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



SYSTEMS AGES AND DETAILS

- Roof: 2000
- Boiler: 2000, serviced annually
- New
 - o Washer/dryer
 - o Second refrigerator
- Wood stove
- Stone fireplace
- Whole house generator (leased propane tank)
- Electrical vehicle charging station
- 810 sf lower level with bathroom and heated enclosed porch with bluestone floors

UPGRADES AND IMPROVEMENTS

- Solar panels: 2022
- Interior + exterior paint
- Kitchen cabinets
- Quartzite kitchen counters
- Ceiling fans + light fixtures
- Sliding glass door
- Nest thermostats (5 total), exterior lights/cameras (motion sensing/video), doorbell with Yale lock
- Railing on deck
- · Lakeside dock and float system
- Cover on carport

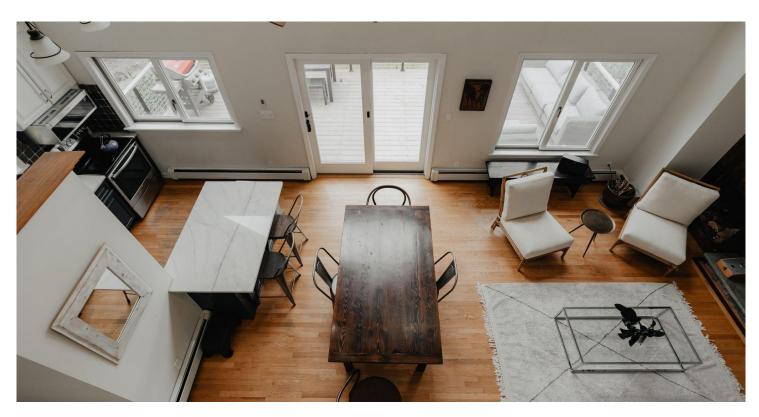
UTILITIES

- Heat: Steam radiators, baseboard
- Fuel: Oil, electric/solar
- Solar panels
- Water heater: Boiler
- Air conditioning: Central
- Internet/TV: Spectrum high speed, dedicated gigabit line to house
- Sewer: Septic, 1000 gallon tank is right behind the house, last pumped in March 2024
- Water: New spring fed drilled well, by frog pond near the driveway and house
- Cell service: Fair

ATTIC + CRAWL SPACES

• Attic: None

• Basement: Finished, walkout









ADDITIONAL INFORMATION

- Non-motor boat natural spring fed lake that empties into the Delaware River, believed to be 20-25 deep in the center
- No HOA
- Short term rental friendly

FURNITURE

 Furniture is available for purchase less some exclusions. Please inquire if interested

FINANCIALS

Taxes:

Town/Co.: \$4,394 School: \$4,963

Annual Operating Costs:

Electric: \$500 Fuel: \$3,200

Mowing/Plowing: \$800

Propane for Generator: \$200-\$250 Solar panels: Covers home energy usage, (\$22K system is currently financed but will be paid off prior to closing so new

owners will own it outright)

Listing presented by Heather Quaintance

Questions? Reach out at 518-382-9107 or heather@countryhouserealty.com

