

# COUNTRY HOUSE

REALTY



## 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: 2,025
- Acres: 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
  - Washer/dryer
  - 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

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## 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](mailto:heather@countryhouserealty.com)

