

# COUNTRY HOUSE

REALTY



## 231 SCHALCK ROAD NARROWSBURG, NY 12764

Sullivan County, Town of Cochecton  
SBL: 24.-1-9.8

### PROPERTY FEATURES

4 BEDROOMS  
2 FULL BATHROOMS  
1 HALF BATHROOM

### PROPERTY DETAILS

- Square feet: 2,008
- Acres: 26.48
- Built: 2020

### LISTING PRICE

\$845,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- Built in 2020, all systems are 3 years old
- Builder: Justin McElroy, JIT Contracting
- Garage: 2 car, 440 sq ft, high ceiling, plenty of extra room for storage
- Hot tub
- Outdoor shower
- Fourth bedroom is being used as an entertainment room / den by the current owners
- Laundry room with front-loading LG washer and dryer. Off main hallway.
- Kitchen features custom cabinets and island
- Bertazzoni gas range
- Bosch dishwasher and freezer/fridge
- Quartzite countertops
- Dining table integrated into the island, with ability to seat 8
- Roof: Metal
- Deck and patio run the length of the house
- Windows: Pella Architect Series
- Floors: Solid white oak
- Great room ceiling 15 ft at highest point
- Remaining rooms have sloping ceilings 12 ft at highest point
- East facing rear windows
- Insulation: Foam

## UTILITIES

- Heat: Forced air
- Fuel: Propane
- Air conditioning: Central
- Water heater: Propane
- Internet/TV: Spectrum, Hi speed broadband, satellite available
- Septic: Located near the wood pile in the side yard near the row of trees and the garage
- Water: Drilled well. Located on a knoll in the front yard between a spruce tree and the last maple tree in the row down the driveway
- Cell service: Moderate (use wifi calling)

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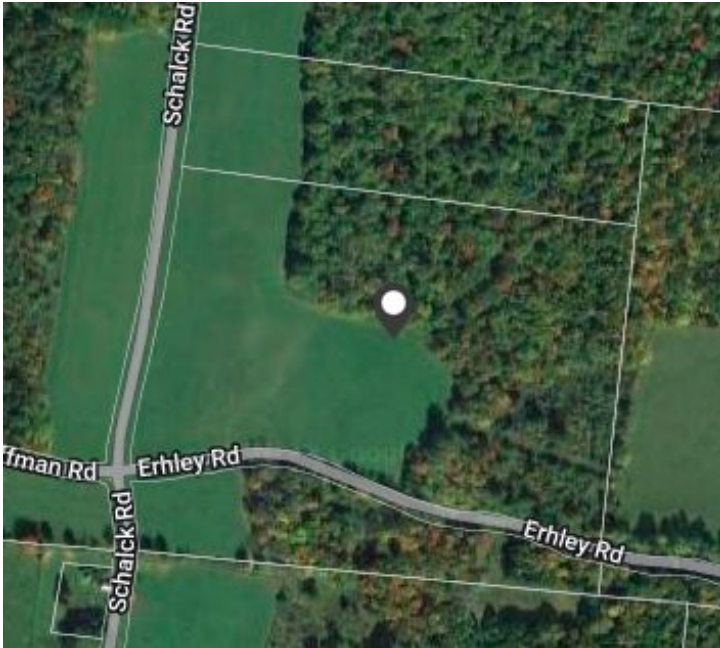
## ATTIC + CRAWL SPACES

- Attic: None
- Basement: Crawlspace





## SURVEY



## FINANCIALS

### Taxes:

Town/Co.: \$8,015

School: \$7,783

### Operating Costs:

Electric: \$2,000 annual

Propane: \$1,900 annual

Mowing/Landscaping: \$1,750 annual

### Rental Income:

\$43,430 in 2022

Listing Broker: [Jennifer Grimes](#)