

# COUNTRY HOUSE

REALTY



## 287 SCHWARTZ ROAD CALLICOON, NY 12723

Sullivan County, Town of Delaware  
SBL: 4.-1-20.6

### PROPERTY FEATURES

4 BEDROOMS  
3 FULL BATHROOMS

### PROPERTY DETAILS

- Square feet: 2,100
- Acres: 3.85
- Built: 2023

### LISTING PRICE

\$995,000

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



## SYSTEMS, DETAILS & FEATURES

- New construction 2023
- Metal roof
- Pine siding
- Marvin windows
- Spray foam insulation throughout
- White oak floors
- Wood burning stove
- Finishable 2100 square foot walk-out basement with roughed in plumbing for future bathroom
- Space for future pool in field below house
- Expansive unspoiled views
- Quiet setting in Beechwoods neighborhood of Callicoon
- Furnishings negotiable

## UTILITIES

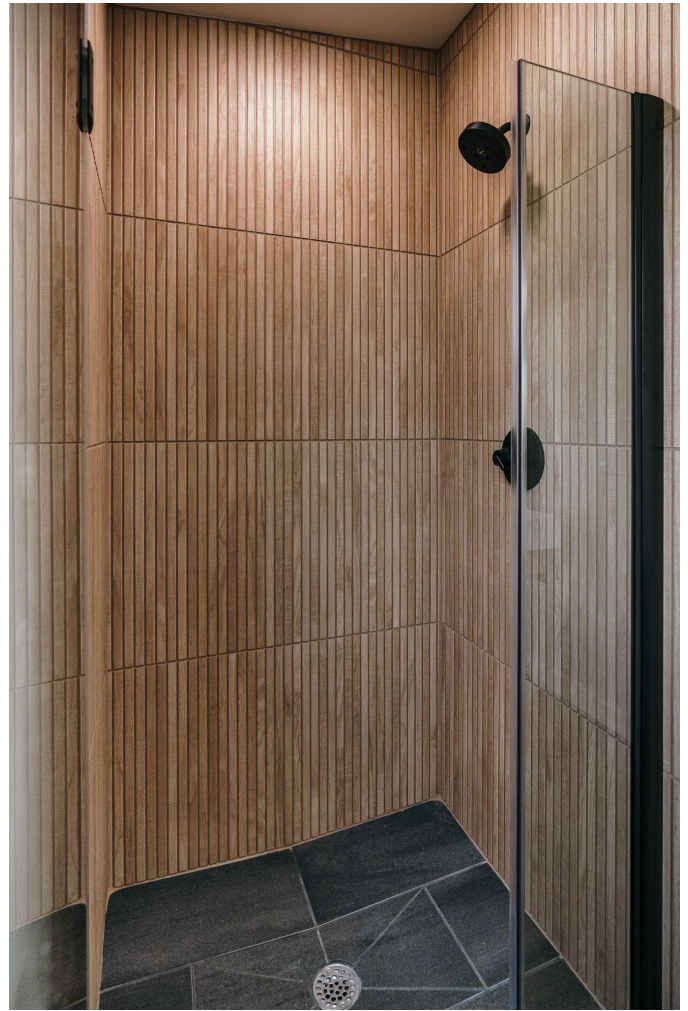
- Heat: Forced air
- Central A/C
- Fuel: Propane
- Water heater: Electric On Demand
- Internet/TV: Spectrum High Speed Available
- Sewer: 1000 gallon concrete septic
- Water: Drilled Well
- Cell service: Excellent

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## ATTIC + CRAWL SPACES

- No attic
- Unfinished walk-out basement with roughed in plumbing for future bathroom





## BUILDER

Valley View Modern is a project of Western Sullivan Properties, a locally owned and operated real estate company based in the Western Catskills.

## FINANCIALS

**\*Estimated Taxes, Awaiting Assessment:**  
Town/Co.: \$7,204  
School: \$6,019

