

# COUNTRY HOUSE

REALTY



## 6325 State Route 97 NARROWSBURG, NY 12764

Sullivan County, Town of Tusten  
SBL:14.-1-26

### PROPERTY FEATURES

9 BEDROOMS  
4 FULL BATHROOMS  
1 HALF BATHROOMS

### PROPERTY DETAILS

- Square feet: 4050
- Acres: 6.44
- Built: 1890 (with addition in the 70s)

### LISTING PRICE

\$849,000

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



## SYSTEMS AGES, DETAILS & UPGRADES

- 9 True Bedrooms
- Indoor 17' x 24' In-Ground Pool
- 1000+ SF Family Room Addition
- Wood Burning Fireplace
- Walk-In Pantry
- Blue Stone Patio and Fire Pit Upgraded in 2023
- Furnace Serviced in 2022
- Siding updated in 2005
- New roof in 2005
- Septic pumped August 2023
- Mature fruit trees around property
- Two Car Garage
- Carport
- Circular Driveway
- STR Friendly

## UTILITIES

- Heat: Hot Water Baseboard
- Fuel: Fuel Oil
- Water heater: Oil Burning Furnace
- Internet/TV: Spectrum
- Sewer: Septic (located directly in front of pool room on hill)
- Water: Municipal
- Cell service: Fair

## FINANCIALS

### Taxes:

Town/Co.: \$10,675

School: \$4,298

Total: \$14,973

