

# COUNTRY HOUSE

REALTY



## 652 BROWN SETTLEMENT ROAD LIVINGSTON MANOR, NY 12758

Sullivan County, Town of Rockland  
SBL: 6.-1-4.2

### PROPERTY FEATURES

4 BEDROOMS  
3 FULL BATHROOMS

### PROPERTY DETAILS

- Square feet: 2,100
- Acres: 5.96
- Built: 2024

### LISTING PRICE

\$879,000

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



## SYSTEMS,, DETAILS & UPGRADES

- New construction 2024
- Metal roof
- Spray-foam insulation throughout
- Underground electric
- White oak flooring
- High ceilings
- Wood stove
- Andersen windows
- Full tiled bathrooms
- Laundry on main level
- Large deck

## UTILITIES

- Heat: Forced air
- Fuel: Propane
- Water heater: Electric on demand
- Internet/TV: Spectrum Summer 2024
- Sewer: Concrete septic
- Water: Drilled well
- Cell service: Poor

## FINANCIALS

### Taxes:

Town/Co.: \$434\*

School: \$506\*

\*Taxes reflect raw land

## ATTIC + CRAWL SPACES

- Full, high ceilinged unfinished walkout basement
- No attic

