

COUNTRY HOUSE

REALTY



94 FOX MOUNTAIN ROAD LIVINGSTON MANOR, NY 12758

Sullivan County, Town of Liberty
SBL: 11.-1-21.3

PROPERTY FEATURES

3 BEDROOMS
3 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 2,240
- Acres: 2
- Built: 1985, Renovated 2022

LISTING PRICE

\$695,000
Fully furnished
+\$30,000

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



SYSTEMS AGES, DETAILS & UPGRADES

Extensive renovations made in from 2016-2023:

- 12ft accordion glass door in living room (2023)
 - Wraparound deck (2023)
 - Roof over kitchen (2023)
 - Hi efficiency (96%) boiler for heating system / on-demand hot water (2018)
 - 2 bathrooms added
 - 1 bathroom remodeled
 - Kitchen counters/sink
 - Wood stove
 - 2 built-in cabinets in living room
 - Wood paneling and wainscoting added
 - Painted inside and out
 - New lighting
 - New plumbing
 - Floors refinished
- Washer and dryer located in the basement
 - Septic: Estimated 25 years old, located in front lawn, pumped in 2023
 - Well: Approx. 200 ft deep, located in shed
 - Oil tank in the basement is empty and not in service

UTILITIES

- Heat: Radiant, hot water radiators (living room only)
- Fuel: Propane
- Water heater: High efficiency boiler for heat and hot water
- Internet/TV: High speed Spectrum
- Sewer: Septic
- Water: Well
- Cell service: Good

ATTIC + CRAWL SPACES

- Attic: Entrance in primary bedroom cedar closet
- Basement: Full, unfinished, entrance via door in entryway

FINANCIALS

Taxes:

Town/Co.: \$3,071

School: \$2,987

Operating Costs: 1 year, estimated

Electric: \$1,800

Fuel: \$6,000

Mowing/snow removal: \$2,400

Rental Income:

\$3,000/Month for a 3 year lease

