

COUNTRY HOUSE

REALTY



597 COLD SPRING ROAD MONTICELLO, NY 12701

Sullivan County, Town of Thompson
SBL: 91.-1-19.3

PROPERTY FEATURES

4 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 2,445
- Acres: 16.34
- Built: 1940, gut renovated in 2015/2016

LISTING PRICE

\$749,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Fireplaces: 2
- Large metal barn with electric
- Boiler: 2015, serviced 2022
- Roof: 2015
- Septic: Tank and leach field located behind the house; tank pumped in 2022
- Well: Located next to carport
- Water heater: 2015
- There are 2 water heaters (both use propane). One traditional that is best used when the house is occupied. One on demand that is best used when (1) no one is there but you need hot water to clean or (2) when the house has so many people present that the traditional water heater does not deliver a sufficient amount of hot water. There is a simple plumbing interconnection to easily use either.
- TV room / Rec room on lower level
- Pavilion built 2015/2016 and includes:
 - 2 open showers + water closet
 - Full kitchen including full size fridge, sink, stovetop, cabinets and counters
 - Television
 - Bluestone patio
 - Hot tub
 - Fire pit integrated into patio

UTILITIES

- Heat: Hot water baseboard, split unit
- Fuel: Propane, electric
- Air conditioning: Split unit
- Water heater: Electric on-demand
- Internet/TV: Spectrum high speed broadband
- Sewer: Septic
- Water: Well
- Cell service: Excellent, new cell tower constructed in 2020 at Monticello Motor Club

ATTIC + CRAWL SPACES

- Basement: Partially finished
- Attic: Access via ceiling from second floor, not usable space

FINANCIALS

Taxes:

Town/Co.: \$2,112

School: \$2,464

Rental Income:

Hidden Meadow Lodge was rented on an annual basis as follows: \$5000/month; \$60,000/year. Owner paid heat, electric, basic cable TV, taxes, and insurance on the structures. Tenant had insurance on the contents.

