

COUNTRY HOUSE

REALTY



549 WILLOWEMOC ROAD LIVINGSTON MANOR, NY 12758

Sullivan County, Town of Rockland
SBL: 12.-1-25

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1,600
- Acres: 13.5
- Built: New Construction 2023

LISTING PRICE

\$669,000

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



SYSTEMS, DETAILS & UPGRADES

- Metal roof
- Hardiplank siding
- Anderson windows
- White oak flooring
- Custom cabinetry
- Quartz counters
- En suite primary bath
- Spray foam insulation throughout
- Wraparound deck
- Pond
- Willowemoc Creek frontage at back of property

UTILITIES

- Heat: Forced Air
- Central A/C
- Fuel: Propane
- Water heater: Electric
- Internet/TV: Spectrum High Speed
- Sewer: 1000 gallon concrete septic
- Water: Drilled well
- Cell service: Poor

ATTIC + CRAWL SPACES

- Access to crawl through door in kitchen pantry floor
- No attic





FINANCIALS

Taxes:

Town/Co.: \$894

School: \$1043

Taxes have not been reassessed since new construction

