

COUNTRY HOUSE

REALTY



509 Perry Rd SWAN LAKE, NY 12758

Sullivan County, Town of Bethel
SBL: 15.-1-11.7

PROPERTY FEATURES

- 3 BEDROOMS
- 3 FULL BATHROOMS
- CUSTOM A-FRAME
- LAKE VIEWS
- PRIVACY

PROPERTY DETAILS

- Square feet: 2,119
- Acres: 5.0
- Built: New Construction 2023

LISTING PRICE

\$898,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Metal roof
- Stained rough cut pine siding
- Weathershield windows
- ¾ inch solid oak flooring
- White matte with brushed bronze GE Cafe appliances
- Soaking tub and shower in primary ensuite bathroom
- Spray foam insulation throughout
- Spacious composite deck approximately 450 square feet
- Lake views and bordered by a brook
- Malm wood burning fireplace
- Washer/dryer hookups on lower level

UTILITIES

- Heat: Forced Air
- Central A/C
- Fuel: Propane
- Water heater: On demand, propane
- Internet/TV: Spectrum high speed data
- Sewer: Septic, 1000 gallon concrete tank
- Water: Drilled well
- Cell service: Fair

ATTIC + CRAWL SPACES

- Attic: None
- Lower level: Access in the hallway opposite the kitchen





OTHER

- Furniture has been staged but seller is open to working with buyer to purchase similar items
- Light landscaping will be completed - wood chips in front with stone walkway, additional landscaping can be discussed/negotiated

FINANCIALS

Taxes:
Town/Co.: \$325
School: \$325

Taxes have not been assessed since new construction

