

COUNTRY HOUSE

REALTY



656 White Roe Lake Rd Livingston Manor, NY 12758

Sullivan County, Town of Rockland
SBL: 9B-1-13

PROPERTY FEATURES

5 BEDROOMS
1 BONUS ROOM/OFFICE
4.5 BATHROOMS

PROPERTY DETAILS

- Square feet: 3,376
- Acres: 6.2
- Built: 2005

LISTING PRICE

\$749,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- New siding 2023
- Deck repainted 2023
- New light fixtures and fans 2023
- Full interior paint 2022
- Electrical, smart thermostats, new range 2022

UTILITIES

- Heat: Hot water baseboard
- Fuel: Oil
- Water heater: Boiler
- Internet/TV: High speed cable
- Sewer: Septic
- Water: Drilled well
- Cell service: Spotty

FINANCIALS

Taxes:

- Town/Co: \$4,734
- School: \$5,519

Operating Costs:

- Electric: \$100/mo
- Fuel: \$1,300/year
- Mowing: \$180/mo
- Plowing: \$60/plow

ATTIC + CRAWL SPACES

- Finished walkout basement
- 2 car attached garage, basement level
- Unfinished attic

