

COUNTRY HOUSE

REALTY



298 COUNTY ROAD 93 ROSCOE, NY 12776

Sullivan County, Town of Fremont
SBL: 22.-1-71

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 2,572
- Acres: 1.68
- Built: 1900

LISTING PRICE

\$650,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- Gut renovation 2019 - 2022
- Boiler: Less than 2 years old, serviced in 2022
- Original radiators reconditioned
- Roof: 12-15 years, was deemed in good shape by inspector when purchased in 2019
- All new bathrooms, kitchen, plumbing, electrical, heat, rebuilt front porch
- Heart pine floors, all new windows and new mahogany exterior doors, custom roman shades throughout
- Converted garden shed into home office
- Dedicated dressing room with closets and laundry
- New wood stove in living room
- Renovated chef's kitchen with Wolf stove, marble countertops
- Two SubZero refrigerators (one full, one half)
- Bosch dishwasher
- Washer + dryer
- Bathroom and kitchen faucets are handmade brass from Watermark in Brooklyn
- Newly constructed wrap-around front porch
- Renovated spa-like bathrooms
- Home has two staircases: Main stairs in front and service stairs leading to the kitchen
- Foam insulation in kitchen walls, fiberglass elsewhere

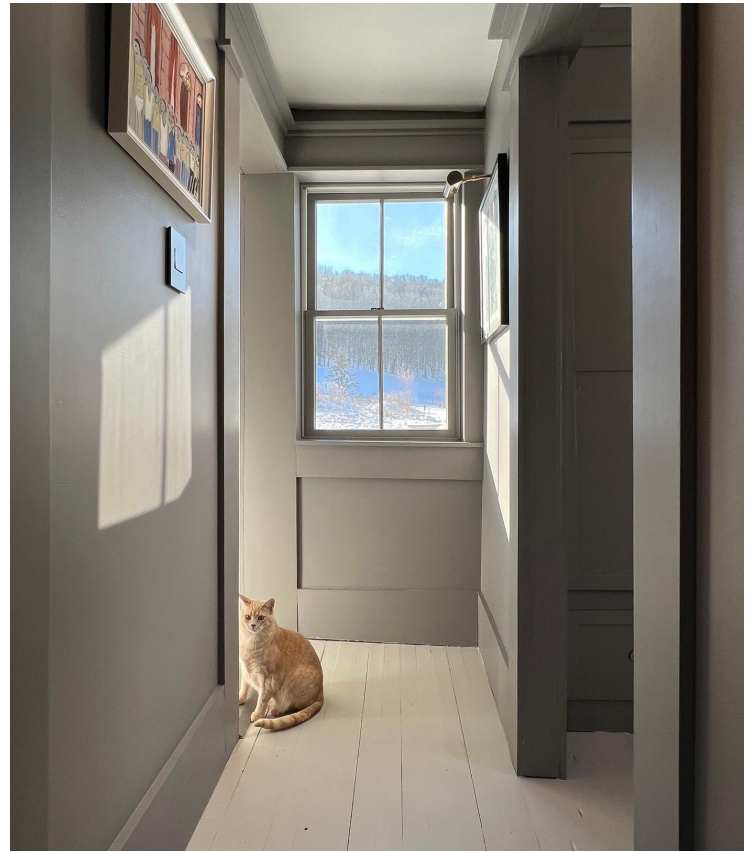
UTILITIES

- Heat: Steam radiators
- Fuel: Propane
- Water heater: On-demand, propane
- Office heat: Electric radiant + wood stove
- Internet/TV: Spectrum cable, high speed broadband
- Sewer: Cesspool, believed to be where the white pipe sticks out in the front yard
- Water: Spring, spring house on east side of property near line
- Cell service: Marginal (wifi calling, via Spectrum)

ATTIC + CRAWL SPACES

- Attic: Access is via hidden stairway behind bookcase on second floor hallway
- Basement: Hidden stairway to basement located in front hall under main stairs, 6.5 foot ceilings, unfinished



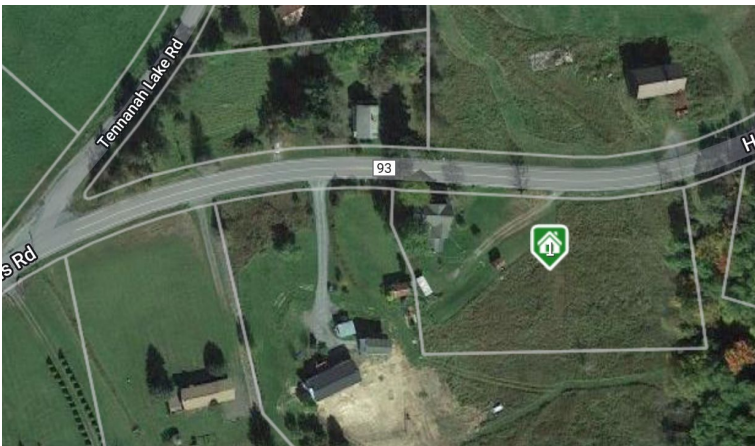


HISTORY

The farmhouse and the cottage across the road (which is also being offered for sale separately), had originally been part of a 140 acre dairy farm. The cottage was built in 1931 by the same people who built the farmhouse. They built it for one of their children. It is believed that it is an old Sears kit house as the tub, sinks, and toilet all were marked with an S along with their date. The farmhouse and cottage were owned by the same family until the current owners bought it.

PROPERTY LINE

There is a marker sticking up in the field signaling the rear property line. And otherwise it runs behind the wood shed.



FINANCIALS

Taxes:

Town/Co.: \$1,761

School: \$1,998

*These are not reflective of post-renovation reassessment

Operating Costs:

Electric: \$1,200/year

Propane: \$2,000/year

Plowing: \$150/year

*This is with full-time use

