

COUNTRY HOUSE

REALTY



645 BROWN SETTLEMENT ROAD LIVINGSTON MANOR, NY 12758

Sullivan County, Town of Rockland
SBL: 6.-1-4.1

PROPERTY FEATURES

3 BEDROOMS
2 FULL BATHROOMS

PROPERTY DETAILS

- Square feet: 1,600
- Acres: 5.04
- Built: 2024

LISTING PRICE

\$629,000

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



SYSTEMS AGES, DETAILS & UPGRADES

- New Construction 2024
- Metal roof
- Wood siding
- Spray foam insulation throughout
- Marvin windows
- Stainless steel appliances
- Cork flooring



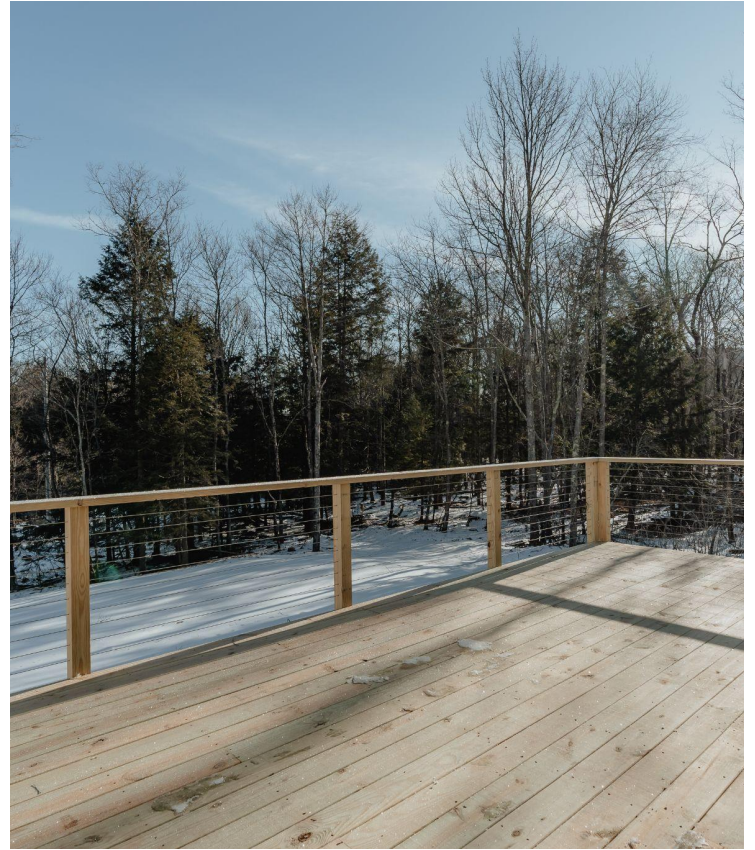
UTILITIES

- Heat: Electric baseboard
- Fuel: Electric
- Water heater: Electric stand alone
- Internet/TV: Spectrum on road
- Sewer: Septic
- Water: Drilled well
- Cell service: Spotty

ATTIC + CRAWL SPACES

- Full walkout basement accessible from exterior
- No attic





HISTORY

Manor Modern is the latest offering from Western Sullivan Properties, locally based builders with a distinctive style born from a love of the natural area, and eye for design and a background in hospitality.

FINANCIALS

Taxes:

Town/Co.: \$1,507

School: \$1,757

*Reflects raw land, pre-subdivision

