

# COUNTRY HOUSE

REALTY



## TANNERY HOUSE 906 CLARYVILLE ROAD CLARYVILLE, NY 12725

Sullivan County, Neversink  
SBL: 3.-1-30

### PROPERTY FEATURES

3 BEDROOMS  
2 FULL BATHROOMS

### PROPERTY DETAILS

- Square feet: 1952
- Acres: 1.91
- Built: 1852

### LISTING PRICE

\$495,000

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





## SYSTEM AGES, DETAILS & UPGRADES

- Upstairs renovation in 2014: Added sub-electrical panel; master panel in basement replaced; plaster/lath removed; 2nd and 3rd bedrooms made equal size; created vaulted ceilings in hallway and primary bedroom; added skylights in primary bedroom and upstairs bathroom; replaced windows in kitchen and mudroom as well as casement windows in downstairs bathroom.
- Roof: 2008
- Septic: Approximately 12 years old, pumped in 2020
- Well: Dug, less than 28 feet deep, located off the back patio
- UV filter, sediment filters
- Downstairs and upstairs were rewired, new breaker box and new service from road
- Furnace/Boiler: 10 years old, last serviced in October 2022
- Propane tank located between laundry room and driveway, tank is owned so any supplier can be used
- Electric service to the house was upgraded. Previous owners rewired the ground floor, and current owner rewired the second floor. (Box protruding from corner in smallest bedroom houses the electrical service, FYI.)
- Generator
- Wood stove in the living room
- Upstairs double hung windows were replaced in 2021
- Kitchen features updated LG appliances, including gas stove
- Laundry room has LG front-loading washer/dryer
- Previous owner installed a built-in projector screen in the living room
- Barn: Built in 2012. 2 story on concrete slab, with heated workshop, 2 car bays. Hemlock framing and pine siding.

## UTILITIES

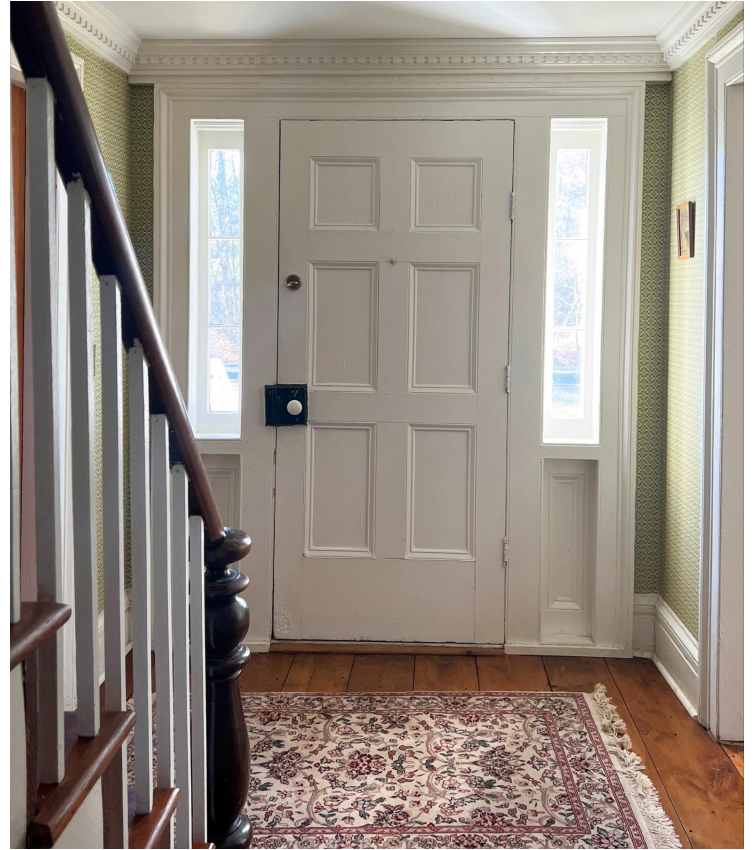
- Heat: Radiators, propane boiler
- Fuel: Propane, 1000 gallon underground tank
- Water heater: Propane
- Internet/TV: Spectrum hi-speed broadband
- Septic: Maintained at no charge by Catskill Watershed Corporation
- Water: Dug well, off side of patio
- Cell service: Wi-Fi calling
- Electric: Central Hudson
- Generac generator: Whole house, standby, about 3 years old

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## ATTIC + CRAWL SPACES

- Attic located off the back bedroom
- Basement access from the kitchen and outside





## HISTORY

Back in the 1850s when the tanneries of the area were going full steam, a co-owner of the Bushnell Tannery in Claryville built this lovely Greek Revival house. Over the years several rooms have been opened up, enhancing the flow throughout, and substantial renovations and upgrades have been made, making this a comfortable home with enormous charm.

Recent previous owners were documentary filmmakers and they found the vintage wallpaper on eBay. They also installed a projector screen in the living room, which is tastefully tucked behind mouldings.

## FINANCIALS

### Taxes:

Town/Co.: \$1,605  
School: \$1,962

### Annual Operating Costs:

- Propane: \$2,600-2,900 est.
- Lawn maintenance: Approx. \$1000/year
- Plowing- Approx. \$50 per significant snowfall
- Electric: There was an issue with billing (they used "estimated" for a year then had to provide a sizable credit, so the owner doesn't have an accurate figure.)

