

\$669,000 - 549 Willowemoc, Livingston Manor

MLS® #20232996

\$669,000

3 Bedroom, 2.00 Bathroom, 1,600 sqft
Residential on 14 Acres

N/A, Livingston Manor, NY

Welcome to The Willowemoc. Nestled on a quiet road just fifteen minutes outside of Livingston Manor and inside the Willowemoc Wild Forest, this modern home offers a serene retreat with easy access to world-class trout fishing, miles of peaceful trails and the Main Street of one of our favorite Upstate towns. This new design from the team at Western Sullivan Properties invites the outside in at every angle, so the surrounding landscape is a star feature even when you're staying indoors. Through the front door you encounter a convenient entry hall, with double closet for tidily storing your jackets and shoes before coming into the spacious modern kitchen. Custom black cabinetry is complemented with white marbled quartz counters and brass hardware. Open upper shelving directs the eyes upwards to the cathedral ceilings and large windows. Black stainless appliances and fixtures keep everything feeling clean and cohesive. A generous island provides extra storage and a convenient breakfast bar. The dining area sits bathed in light from the extensive large windows, adjacent to both sliding doors onto the wraparound deck and the cozy reading nook with woodburning stove. No matter the season, your views from the dining table promise to be superb. The spacious living area once again revolves around the gorgeous scenery (there really isn't a bad view here!), and offers plenty of room for gathering with friends and family. The wall of oversized



windows and high ceilings keep this space bathed in natural light throughout the day. All three bedrooms of The Willowemoc feature sliding glass doors out onto the deck and plenty of storage. The primary additionally offers a large picture window and double closets leading to a beautifully tiled en suite bath with walk-in shower, large soaking tub and double vanity. An additional tiled bath with walk-in shower and a convenient laundry room finish off the indoor spaces. White oak floors feature throughout. Central heating and a/c will keep you comfortable year-round, and the spray foam insulation throughout keeps everything energy efficient. Hardiplank siding and metal roof promise easy maintenance in the future. Outdoors, the large wraparound deck provides plenty of space for outdoor cooking, dining and lounging, within view of your small private pond. Hike through the woods to the back of the property to access the Willowemoc Creek to try your hand at fly fishing or just cool off a bit in the summer months. Some favorite hikes nearby include Frick Pond and Hodge Pond. When you head into Livingston Manor, make sure to check out the Catskill Art Space, featuring contemporary art in both long-term and short-term exhibits in addition to all the excellent dining and shopping on Main Street! This house is currently undergoing the final phases of construction and expected to be move-in ready by the end of October.

Built in 2023

Essential Information

MLS® #	20232996
Price	\$669,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,600
Acres	13.50
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
MLS	ucbr_sold

Community Information

Address	549 Willowemoc
Area	Sullivan
Subdivision	N/A
City	Livingston Manor
County	Sullivan
State	NY
Zip Code	12758

School Information

District	Livingston Central Schools
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Additional Information

Date Listed	October 11th, 2023
Days on Market	226