

\$498,000 - 815 Roaring Brook, Highmount

MLS® #20230711

\$498,000

3 Bedroom, 2.00 Bathroom, 1,400 sqft
Residential on 7 Acres

N/A, Highmount, NY

Welcome to the Catskills getaway home that you have been looking for. Located in a desirable area just 9 minutes from Belleayre Mountain Ski Center; minutes to popular Giant Ledge and Slide Mountain hiking trails, the Esopus Creek for fly fishing and many other Catskills Region amenities, this well maintained, dutifully cared for 3-bedrooms, 2-bathroom contemporary on 6.61 private acres is a hidden gem with the Emory Brook passing by the edge of the back yard gardens.

As one enters the open plan great room with gleaming oak floors, sky lights and sliding glass doors to the deck flood the space with light, making this a bright and airy living space. The spacious kitchen is equipped with Whirlpool Gold stainless steel appliances, oak cabinetry, and breakfast bar. In the living/dining area is a fireplace with field stone surround and recently retrofitted woodstove insert. To the left of the great room is a comfortable sized bedroom with an adjacent full bathroom. Off from the second level balcony is the primary bedroom with skylight and the secondary bedroom and bathroom. This home has a carefree, easy flow and is well suited to gatherings with family and friends. Designed for comfortable casual living, this is a sensible, practical, yet appealing home with most of the furnishings and decorations being offered for a separate consideration. The wraparound deck is an inviting and irresistible space from which to enjoy the beauty of the property. Stroll through



the woods down to the Emery Brook or lounge by the fire pit as you enjoy the great outdoors.

Built in 1989

Essential Information

MLS® #	20230711
Price	\$498,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,400
Acres	6.61
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Chalet, Contemporary
Status	Closed
MLS	ucbr_sold

Community Information

Address	815 Roaring Brook
Area	Delaware
Subdivision	N/A
City	Highmount
County	Delaware
State	NY
Zip Code	12441

Amenities

Is Waterfront	Yes
Waterfront	Other

Interior

Interior Features	High Speed Internet, Walk-In Closet(s), Other
Appliances	Water Heater, Washer, Refrigerator, Range, Microwave, Electric Water Heater, Dryer
Heating	Baseboard, Ductless, Electric, Kerosene, Other, See Remarks
Cooling	Ceiling Fan(s), Ductless

Has Basement	Yes
Basement	Crawl Space, Unfinished
Fireplace	Yes
Fireplaces	Living Room, Stone, Wood Burning

Exterior

Exterior	Frame, Wood Siding
Exterior Features	Lighting
Lot Description	Garden, Gentle Sloping, Private, Subdivided, Wooded
Roof	Asphalt, Shingle
Construction	Frame, Wood Siding

School Information

District	Margaretville Central Schools
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Additional Information

Date Listed	April 3rd, 2023
Days on Market	410
Zoning	R5
HOA Fees	750