



Edgewood Lakehouse

For sale by Anatole House

 108 Alexander Drive, Livingston Manor, NY 12758



Introducing Edgewood Lakehouse

Every so often, that dream Catskills house actually shows up - and Edgewood Lakehouse is one of those unicorns. This three bedroom, two bathroom home has been lovingly kept by just one owner since 2005, which means you're not inheriting anyone's half-finished DIY project. It's turnkey, it's polished, and it's waiting for you to start your Catskills chapter.

The Property

Property

Year Built: 2005

Bed/Bath: 3/2

Sqft: 1,502

Acres: .46

SBL: 14.A-3-13

Road: Publicly maintained

Siding: Wood

Roof: Shingle, 2005

Top Amenities

- Private access to two lakes
- Private access to 73 acres of recreation with trails
- Meticulously maintained
- Fireplace
- Two decks

Town Taxes

Town: \$2,320

School: \$2,417

Connectivity

Internet: Cable, Spectrum

Cell service: Excellent



Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.

The House

The layout gives you options: three private levels, a great room with soaring ceilings, a flexible loft, a family/media room for rainy-day movie marathons, and a gourmet kitchen that doesn't skimp. We're talking quartz and bluestone counters and name-drop appliances: Viking stove, Miele dishwasher, and a Fisher & Paykel refrigerator. Red oak hardwood runs through the upper levels, while radiant heated ceramic tile keeps the full, walk-out basement practical and cozy, complete with a freestanding fireplace. Custom Elfa closets throughout the home (plus sneaky under-the-stairs storage) means you've got plenty of ways to stay organized. In short, every corner of this house is dialed in for both easy living and a little showing off.





House Details

Utilities

- Electric: NYSEG, \$60/mo
- Heat: Hot water baseboard + radiant, Oil
- Cooling: None
- Sewer: Septic
- Water: Drilled well, new pump 2024
- Fuel: Oil (heat) + Propane (range), \$2k/year total
- HOA: \$1k/year

Appliances

- Fridge
- Oven/range
- Dishwasher
- Washer
- Dryer

Driveway

Private, gravel.

Furniture/Contents

Some items are available for sale. Please inquire.

Security/Audio

Cameras on property.



Year built 2005 **Square footage** 1,502

The Grounds

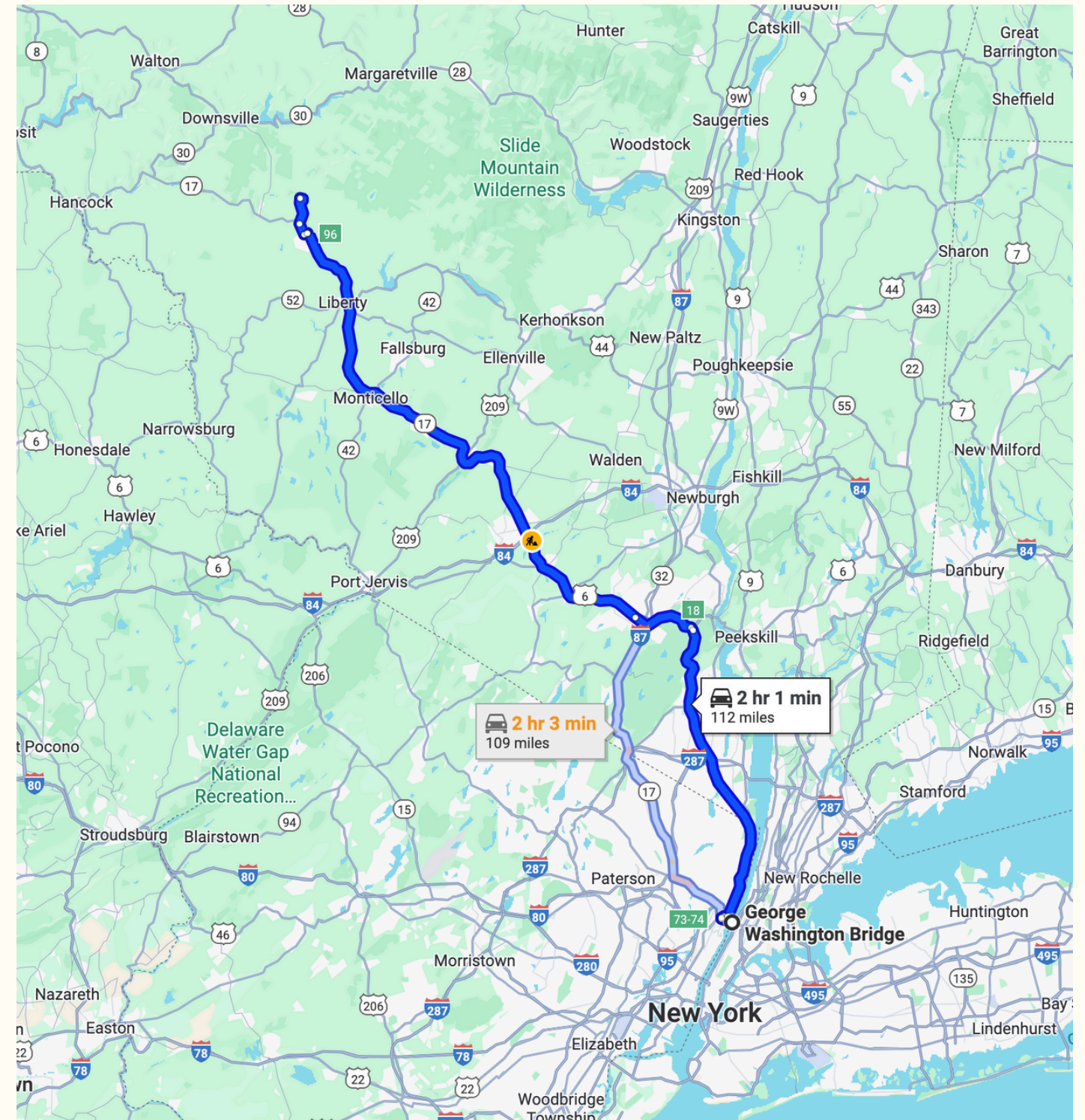
Outside, the half-acre lot is tucked at the end of a private road, landscaped with stone walls, and buffered by HOA land so your backyard feels like it goes on forever. Two decks fill your outdoor dining and lounging quota, and the matching shed ties it all together with “yes, I have a place for my kayak” energy.

And about that HOA: this isn’t your standard “pay us to mow the grass” situation. South Edgewood Lake HOA is a private, members-only club of just 26 households with access to two private lakes, 73+ acres, and more outdoor activities than an L.L. Bean catalog. Fishing, swimming, boating, hiking, snowshoeing, berry-picking, wildlife-spotting - you name it, it’s in your backyard. Oh, and the HOA abuts New York State land so access to Waneta Lake and an additional 225 acres of recreation is literally next door. Affordable, private, and frankly a little idyllic.



The Location

Livingston Manor itself? It's the Catskills darling—charming Main Street shops and restaurants, buzzy breweries, fly-fishing mecca, farm-to-table everything. And from here, you're only about two hours to the George Washington Bridge. Consider this your fast track to weekends (or full-time life) that actually feel like an escape.





Private Showings

By appointment only:

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