



Alder Pond

For Sale by Anatole House.



209 Alder Pond Rd. Andes, NY



Introducing Alpine Cabin.

Nestled in the trees on over five acres this house has all the top amenities. Whether you stay on the property and enjoy the hot tub, firepit and open space or you take a short walk to the large pond, you won't be disappointed. Views of the gorgeous autumn foliage are out every window. The wood and beam ceilings mixed with the woodburning stove offer true cabin escape.

The Property

Property

Year built: 2006

Beds: 3

Baths: 2

Sq ft: 1,600

Acres: 5.39

Road: Public

SBL: 217.-1-26

Top Amentities

- View of Catskill Mountains
- Electric cedar hot tub
- Wood burning stove
- Wrap around deck
- Deeded pond access rights
- Updated kitchen and baths

Taxes

- County: \$2,761
- School: \$1,824

Connectivity

- Internet: High Speed Cable
- Cell service: Weak



The House

The front door leads you to the large open living space, with vaulted ceilings. With a wood burning stove and floor to ceiling windows to take in the views. The newly remodeled kitchen features new appliances and a stainless island for prep or gathering around with friends.

Around the corner is an updated bathroom and bedroom with its own door to the wrap around deck. The other bedroom on the main floor is quite large with windows on the back for taking in the views.

Upstairs is an open loft, perfect for playing games or hanging out to watch tv. The primary bedroom is on the second floor, with vaulted ceilings and a private en-suite.

The large (dry) basement houses the laundry room and is full of potential. Walk out the basement door to the lower deck and the hot tub or take the stairs that lead up to the main deck area. Either way it's the best spot to relax and check out the mountain views.



House Details

Utilities

- Electric Provider: DCEC
- Heat: Baseboard, wood burning stove
- Fuel: Propane
- Cooling: Window units
- Water heater: Electric
- Septic: Pumped 2020
- Water: Drilled well
- Roof: 5 years

Appliances

- Gas Stove/Oven
- Refrigerator
- Dishwasher
- Washer/Dryer

House Furniture/Contents

Most furnishings available for purchase, please inquire.

Road

Town maintained gravel road



Year built 2006 **Square footage** 1,600





Additional Info

Improvements

- New kitchen (2025)
- New flooring (2025)
- New driveway (2025)
- New drywall (2023-2025)
- New insulation (2025)
- New deck & stairs (2022)
- New roof (2020)
- New gutters (2020)

Driveway

Gravel driveway

Short-term rentals

No STR restrictions, buyers to confirm all permitted uses and short-term rental restrictions.

Security cameras

Exterior cameras with audio devices by front and basement doors



The Grounds

With just over five acres of land, this cabin has views of the Catskill Mountains. The wooded property with expansive back yard, provides the perfect amount of privacy. Further down the property is the fire pit with Adirondack chairs. The wrap around deck allows for views of the mountains from any angle.

It's a short walk across the road to the private, but shared, large pond. This non-motorboat pond is very quiet and serene; perfect for fishing, kayaking or taking in the autumn views.

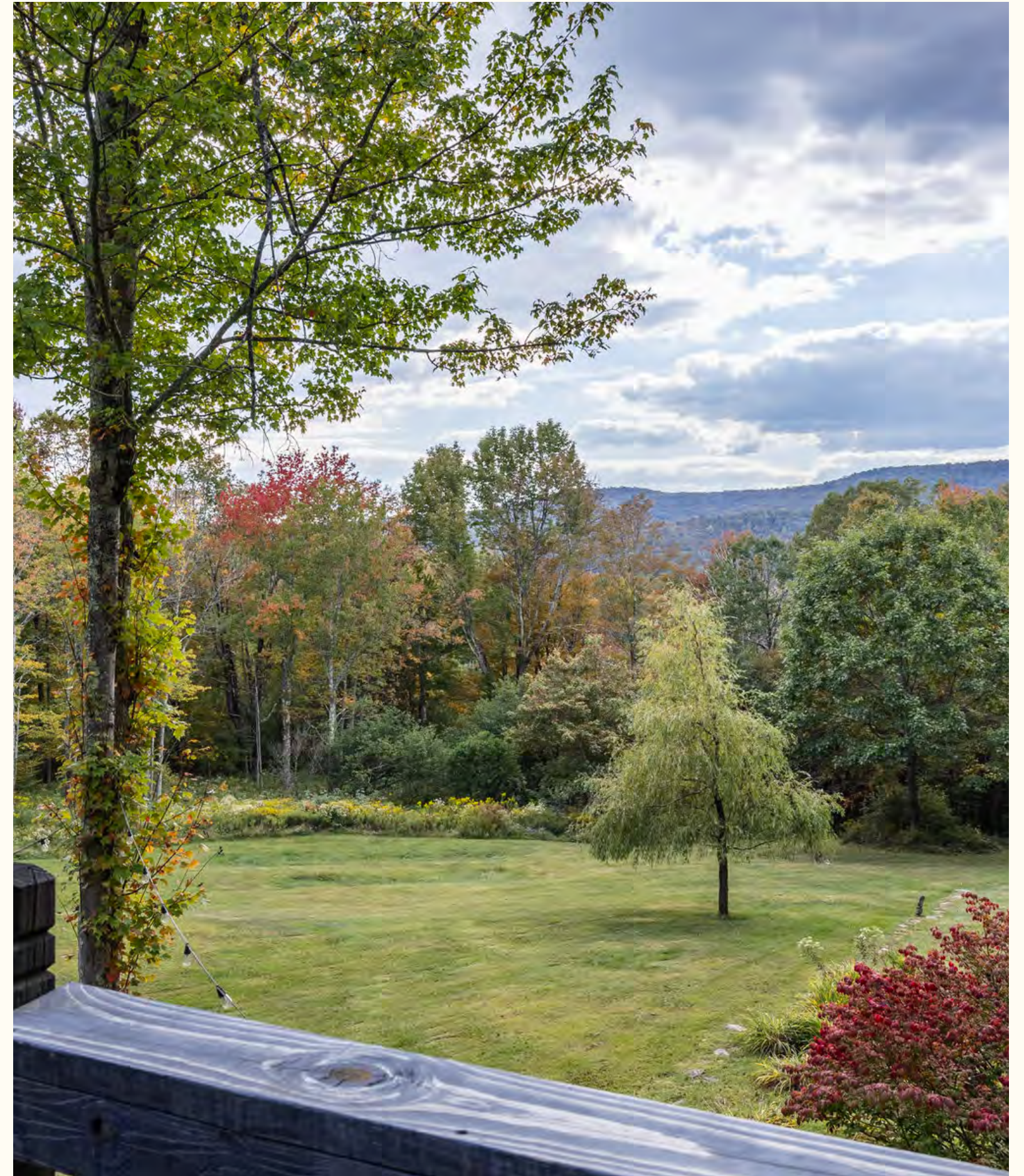




The Location

Just north of Andes this cabin is very easy to get to, with closeness to other towns such as Bovina, Delhi, and Margaretville.

Andes provides restaurants, shops, and entertainment options just a short drive away. Whether you're looking for a year-round home or a vacation getaway, this cabin is the perfect place to unwind.



Downtown Andes 5 minutes from Alder Pond



Private Showings

By appointment only, use ShowingTime, or email:

paul@anatolehouse.com

