



Clementine Creekhouse

For sale by Anatole House

 20 Ridge Road, Hankins, NY 12741



Step into Clementine Creekhouse.

Introducing Clementine Creekhouse, an undeniably beautiful addition to our portfolio. This spacious home sits on 2.37 acres along the Hankins Creek. A recent and masterful renovation has upgraded the home to a 6-bedroom, 3.5-bathroom retreat, comfortably sleeping up to 14 guests. Located in the Catskills foothills, minutes from the Delaware River and just 110 miles from NYC.

The Property

Property

Year Built: 2011

Bed/Bath: 6/3.5

Sqft: 3,392

Acres: 2.37

SBL: 36.-1-57

Road: Public road, town maintained

Top Amenities

- Wood burning stove
- Finished, walkout basement
- Fire pit
- Creek Frontage
- Short term rental friendly

Town Taxes

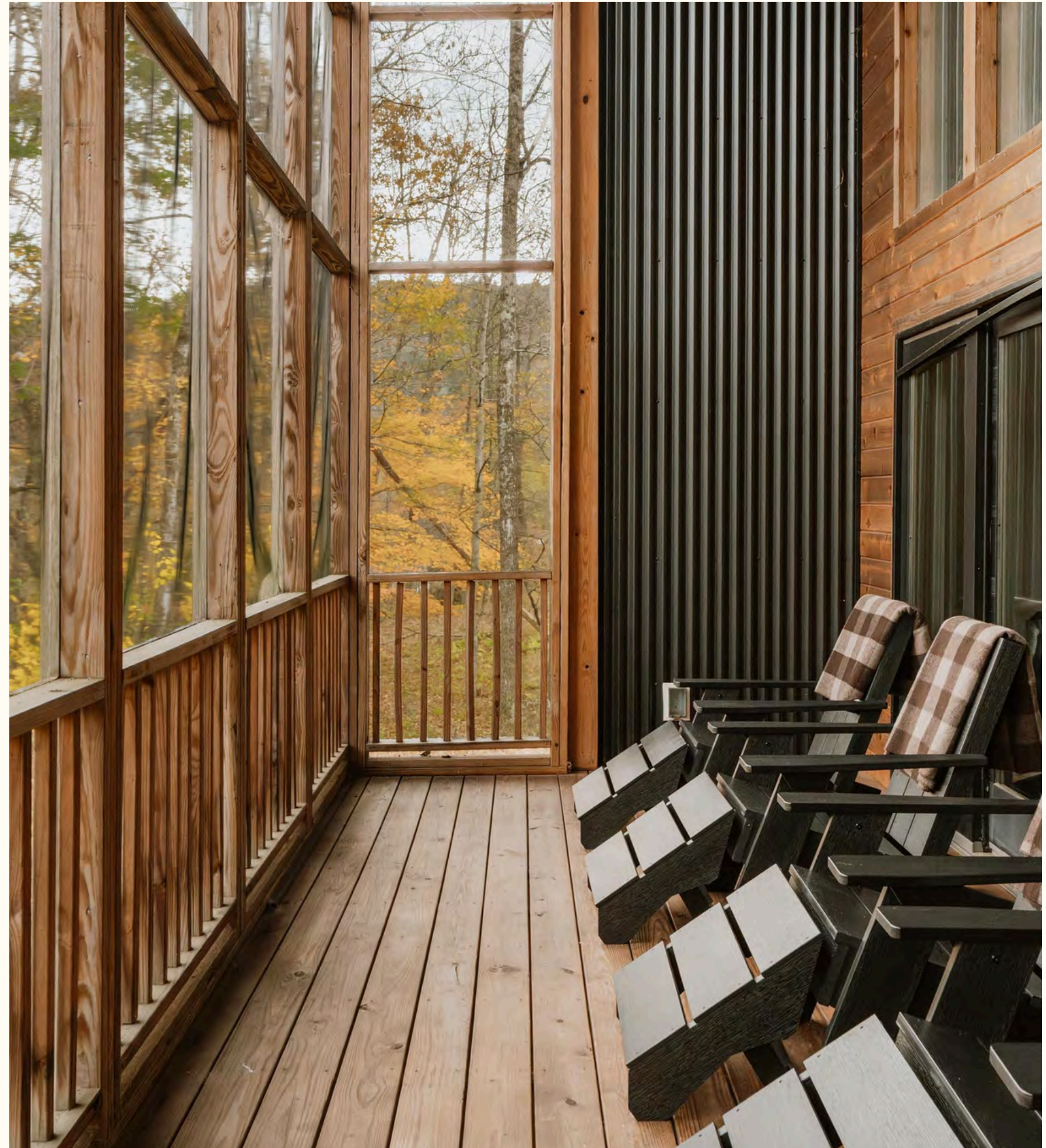
Town: \$5,706.68

School: \$3,958.67

Connectivity

Internet: High Speed, Spectrum

Cell service: Spotty



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

The House

The serene setting of Clementine Creekhouse is accentuated by the natural soundtrack of the babbling creek. Step inside where natural light floods in through expansive windows. The living space soars high with double-height ceilings anchored by the wood-burning stove. An open floor plan combines the modern kitchen, with high-end appliances and an oversized island, a dining nook surrounded by windows for canopy views, and the living room where you'll likely spend late summer nights and cozy winter evenings by the wood stove. The stairway segments off a perfectly placed first floor reading nook. Sliding glass doors seamlessly connect the main floor to the screened deck, creating a treehouse-like effect.

The main level hosts a queen and double twin bedroom, while upstairs holds two additional queen bedrooms, each sharing thoughtfully appointed bathrooms.

The newly renovated lower level adds a queen bedroom, plus a bunk room with two sets of bunk beds. All of this is complemented by a full bathroom, recreation space currently used for ping pong, a TV lounge area and a home gym. Imagine this 6-bedroom, 3.5-bathroom home as your primary home, a weekend escape or also as an ideal short-term vacation rental.





House Details

Utilities

- Electric: NYSEG
- Heat: Baseboards, Radiant
- Cooling: Central
- Septic: Septic
- Water: Drilled Wall, Propane Stand Alone Heater
- Fuel: Propane, Combined Energy Services

Appliances

- Oven/Range
- Fridge
- Microwave
- Dishwasher
- Washer/Dryer

Renovations

- New boiler (2023)
- Painted siding (2022)
- Finished walkout basement completed (2022)

Furniture/Contents

House available fully furnished.

The house is a featured StayFloyd property and is outfitted with Floyd sofas, Tuft & Needle mattresses, luxurious linen bedding and plush towels by Italic, cozy duvets and pillows by Buffy, dinnerware by Rigby, Sonos speakers, along with bath amenities and cleaning supplies by Public Goods.

Short Term Rental Information for 2024 + 2025

- Total Gross Rental Revenue: \$122,694
- Total Nights Rented: 169
- Currently listed with Red Cottage, the premier hospitality-service provider for exceptional vacation rentals across the Northeast.



Year built 2011 **Square footage** 3,392

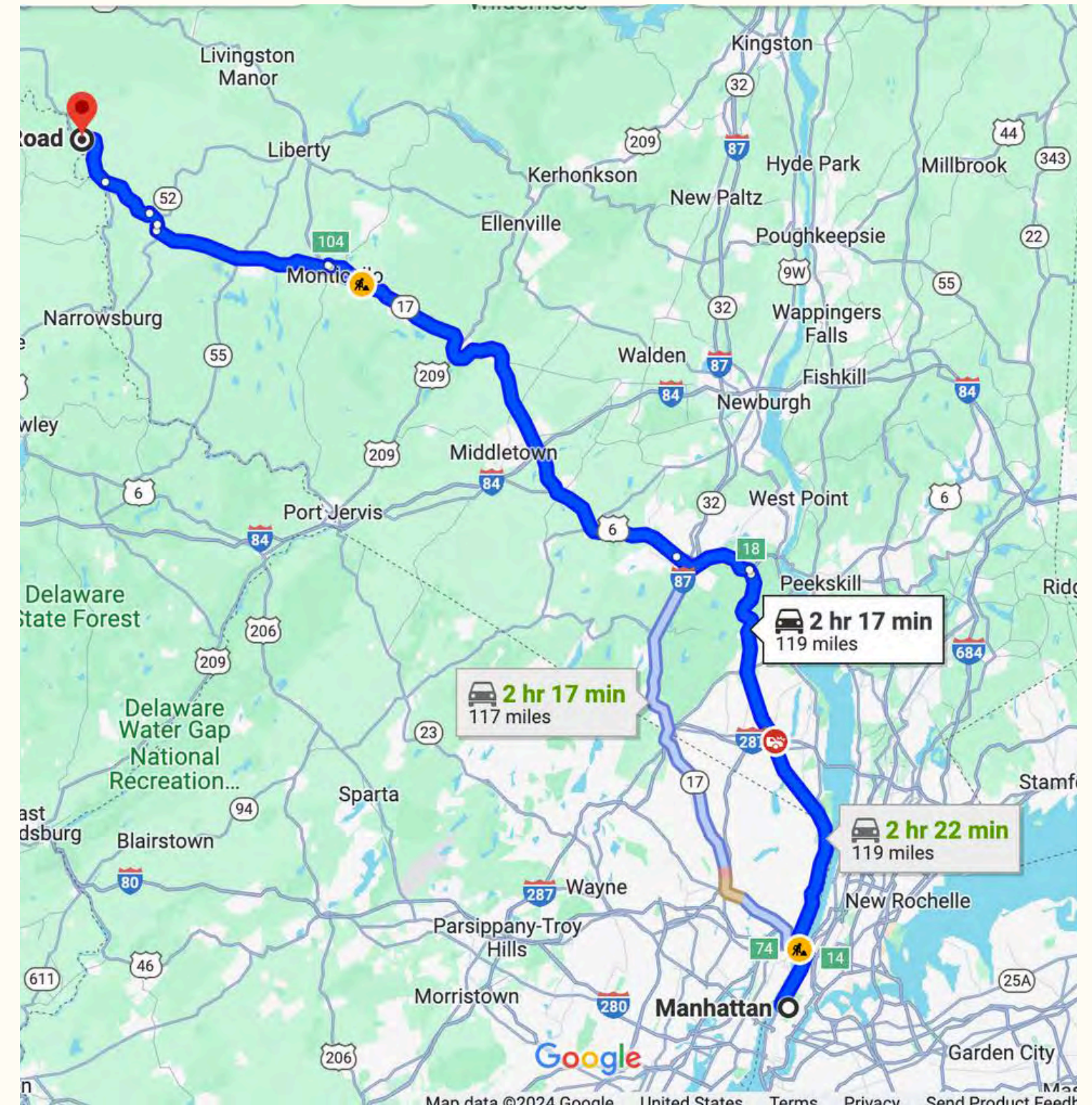
The Grounds

The 450' creek frontage is perfect for cooling off in the summer months, and a historic stone arch bridge and fire pit complement a day spent exploring the outdoors. The spacious lawn is ideal for games, grilling, sunbathing, or stargazing.



The Location

Clementine Creekhouse is situated on a quiet, rural roadside just minutes from Callicoon, a quaint walkable town with lots of explore-worthy stores and restaurants, distilleries & orchards offering delicious options for dining and day outings. Within 20-30 minutes you'll find the charming river towns of North Branch, Roscoe, Jeffersonville, Livingston Manor and Narrowsburg. Plus hiking, fishing, river tubing and skiing, all in just under 2.5 hours from NYC.





Private Showings

By appointment only:
jill@anatolehouse.com

