



Forest Edge

For sale by Anatole House



190 Bowers Road, Roscoe, NY 12776



Architecture as an opportunity to take back autonomy.

Forest Edge is the fifth solar-powered residence by Edifice Upstate, designed by award-winning architect Marc Thorpe in the Western Catskills of upstate New York.

The home is an exercise in reduction – designed to live with a modern standard, but only with what is necessary. Perched quietly on a forested hilltop overlooking a peaceful pond, it embodies self-sustaining design and architectural restraint.

The Property

Property

Year Built: 2025

Bed/Bath: 3 BR / 2 BA

Sqft: 1,500

Acres: 2.64

SBL: 1.-1-6

Road: Town-maintained road

Siding: Stained FSC-certified natural pine

Top Amenities

- Solar powered, sustainable, eco-friendly, off-grid
- Architect-designed
- Radiant Heat Floors
- Pellet Stove
- Outdoor Shower
- Fire Pit
- Forest Canopy & Pond Views

Town Taxes

Pending town assessment for new build 2025.

Connectivity

Internet: Verizon Business Gateway

Cell service: Average



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

House Details

Utilities

- Electric: Solar/off-grid with capability to hook up to NYSEG in future
- Heat: Radiant heat floor, hot water baseboards, pellet stove. Note: concrete floors will be sealed once staging is removed and before closing.
- Water heater: Propane water heater
- Septic: Septic tank, Elgin Leech field in lower yard
- Water: Well, located next to fire pit
- Fuel: Mirabito propane for oven/range, water heater, radiant floors & baseboard heaters to ensure no strain on battery
- Cooling: Natural cross ventilation

Appliances

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

Furniture/Contents

Furnishing by Ligne Roset. Select furniture and contents available for sale - please inquire. Coil + Drift fixture excluded from listing price but available for sale.

Closing Date

Earliest closing date is March 2, 2026.



Year built 2025 **Square footage** 1,500



The House

A winding country road leads to the secluded site, where a pine-clad, crisp geometry emerges from the trees.

Inside, an open plan connects the kitchen, dining, and living spaces, anchored by a cozy pellet stove and radiant floor heating. Walls of glass draw the forest indoors, while the full kitchen sits steps from an expansive 25-foot cantilevered steel deck – an ideal stage for al fresco meals or sun-soaked afternoons.

Upstairs, two guest rooms share a tranquil bathroom finished with matte penny tiles and a soaking tub that softens the home's linear architecture. The primary suite opens onto its own private deck suspended above the hillside – a perfect spot for slow mornings with coffee and quiet thought.



Sustainability

The architecture is systemically connected to its environment through ecologically sustainable technology and design. Forest Edge is an architecture of responsibility and respect – for our environment, and for ourselves.

The home is powered by 26 monocrystalline solar panels (8 panels on the side of the house and 18 on the roof) paired with a 15 k Sol-Ark inverter and lithium-ion LifePo battery bank, producing 38 kWh of daily electricity.

The 8 panels on the side of the home will charge the battery in the winter, so no maintenance or snow clearing required. The current battery bank will last 5-7 days depending on energy use, but this will not be an issue as the 8 panels on the side of the house will charge the batteries all year. Panels are fully owned.

As a note, the system can be hooked up to the grid anytime as the NYSEG electrical pole is at the property line. The suggestion is to live with the house off grid for a year and then decide if the grid/solar is right for you.

The home's infrastructure is compact and efficient: the utility room houses the solar bank, water heater, electric panel, and pressure tank. No attic, no basement, no unnecessary maintenance – and no electricity bills.

FSC-certified wood is lumber that has been harvested and managed according to the standards of the non-profit organization, the [Forest Stewardship Council \(FSC\)](#). This certification ensures the wood comes from sustainably managed forests that protect biodiversity, water quality, and the rights of local communities and workers.



The Grounds

Set on 2.6 acres, the hilltop site offers total privacy while maintaining proximity to nearby towns. The 25' cantilevered deck reaches into the forest canopy, overlooking the pond and creek below. The deck features an outdoor shower and plenty of room for outdoor dining and lounging.

A fire pit rests just steps away, surrounded by boulders and native ferns. At the base of the hill, a clearing opens to a panoramic view of the house above – a scene that captures the quiet power of its design.

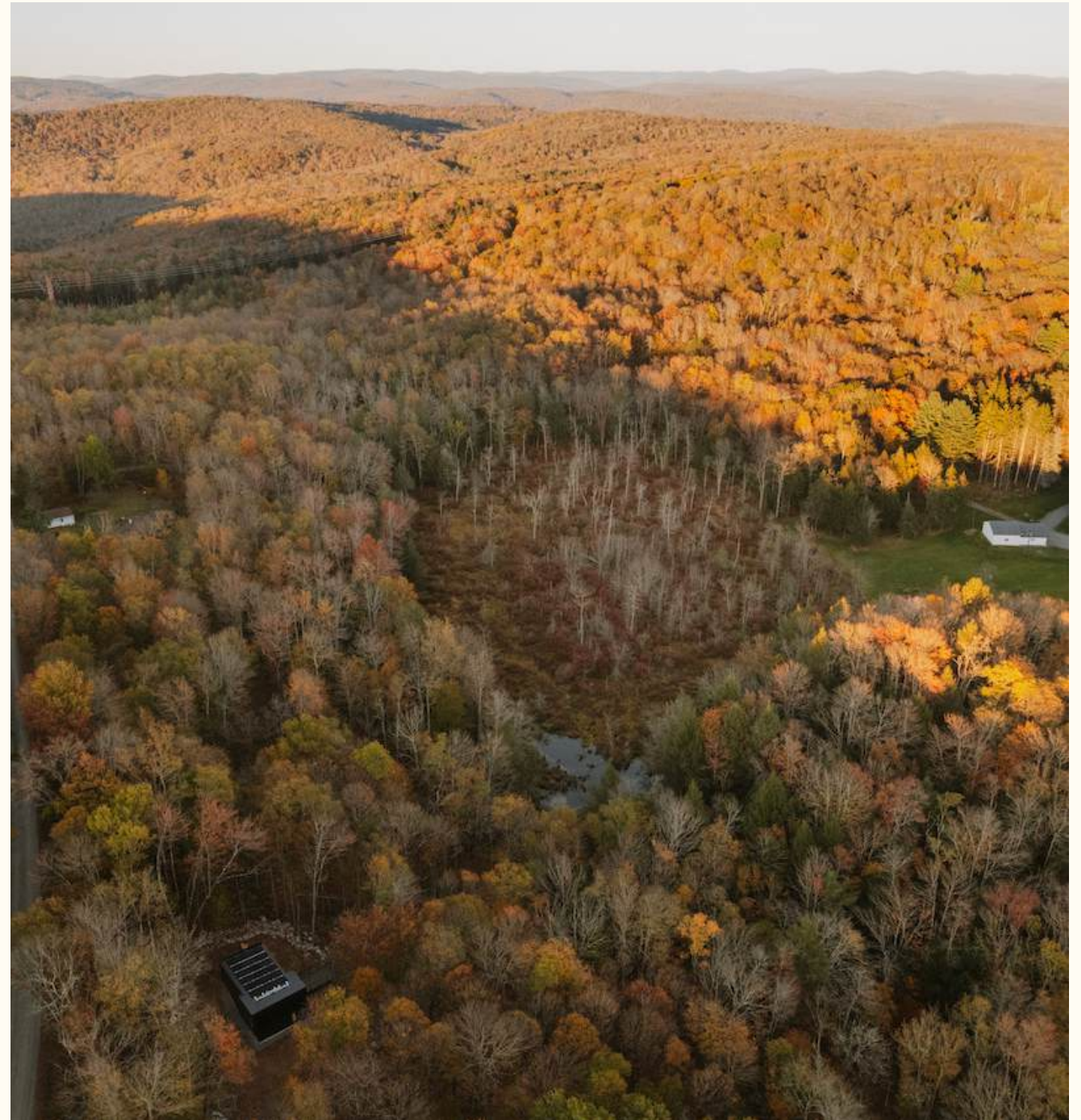




The Location

Forest Edge lies roughly 115 miles north of New York City, surrounded by rivers, forests, and trails. It's a perfect base for fishing, swimming, or hiking – with local color and comfort minutes away. Callicoon, Roscoe, and Livingston Manor offer farmers markets, restaurants, and boutiques; North Branch provides cider, art, and small-town warmth just down the road.

Whether a weekend retreat, co-primary escape, or full-time residence, Forest Edge represents the future of sustainable rural living – design-forward, electricity-independent, and deeply connected to its place.



About

Edifice Upstate is a Design/Build agency in the Western Catskills focused on the design and development of solar powered homes. Founded by Marc Thorpe & Claire Pijoulat in partnership with local builders and sustainable technology companies, Edifice Upstate has over 10 years of experience in the region.

The intention behind Edifice Upstate is to provide a turn key solution to owning a more affordable contemporary home with integrated sustainable technology. The idea is that as a society we need to take responsibility for our energy consumption by taking control of our own power.

The goal is to build a future systemically integrated with nature for ourselves, our children and future generations.

edificeupstate.com

Marc Thorpe Design + Architecture was founded in 2010 by architect and industrial designer Marc Thorpe. Thorpe is known internationally for his innovative and dynamic work, taking a rigorous approach to the integration of architecture, design and hand craftsmanship.

The studio conceptualizes design while embracing process and has the resources to produce consistent communication platforms. These include architecture, interior design, graphic design, furniture design, product design, retail and exhibit design. The studio offers itself as an open system of exchange. Thorpe has dedicated the studio to the research, professional practice and education of systems thinking through the discipline of architecture and design.

Thorpe states, “We believe in a holistic design approach, which engages the social components of space and form.”

marcthorpedesign.com





Private Showings

By appointment only:
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