



Oak Ridge

For sale by Anatole House.



18 Naomi Drive, Callicoon, NY 12723



Introducing Oak Ridge.

Think effortless drama without an ounce of pretension. Oak Ridge rises from a gentle slope in striking, elegant contrast to its woodsy surroundings.

The Property

Property

Year Built: 2025

Bed/Bath: 3 beds / 2 baths

Sqft: 2,300 (per town building permit)

Acres: The sale of 18 Naomi Drive includes +/- 2.308 acres subject to Town approval of a current subdivision application. Survey map available upon request.

Road: Private road, private driveway. There is a collective right-of-way for the private road without a formal maintenance agreement. While a neighbor currently provides plowing, future owners will be responsible for arranging snow removal.

Short-term rental friendly: Please contact The [Town of Delaware](#) for any current regulations. Buyer to verify all intended uses.

SBL: 25.A-2-4

Top Amentities

- Heated year-round shipping container swimming pool
- Design-forward new build
- Wood burning stove
- Cathedral ceilings and light
- Woodsy treehouse vibes
- Colorful sunsets over the ridge
- Proximity to popular eateries, shops, hiking and river activities

Property Taxes

SBL 25.A-2-4 is under Town review for subdivision. 18 Naomi Drive is a new build and includes +/- 2.308 acres, which will require a new assessment from the Town of Delaware.

Connectivity

- Internet: Seller is working with Spectrum to bring internet to the property. Installation is projected for January 2026.
- Cell service: Fair



The House

Leave your summer sandals and snowy boots in a functional foyer, and enter an open living space flooded with light. A wood-burning stove set in a tiled hearth, nestled next to floor-to-ceiling firewood storage, adds warmth beneath double-height ceilings that amplify the airy space. A wall of glass frames forested views and sunsets over a distant ridge, while sliding doors open to a deck overlooking a sleek, heated shipping container pool - a unique design that transforms from a summer swim spot to a winter hot tub retreat.

Opposite, a kitchen with deep blue cabinets and stainless steel appliances opens onto a dining area anchored beneath vintage-inspired lighting. Oversized windows evoke treehouse living with all the comforts of a modern dwelling. Rounding out this level is a full bathroom with a rosy pink Cantera tile shower - from a naturally occurring volcanic stone, sage vanity, and gold accents.

Ascend the stairs behind the kitchen to a loft with glass railings and clear sightlines into the living area, which also houses a cozy, tucked-away bedroom. Wind down the wide staircase to the ground floor's private quarters. At the end of a hall, the private king-sized primary suite boasts a wall of sliding glass leading directly to the pool - perfect for midnight skinny dips. Freshen up before a night on the (small) town in an ensuite bath with a spa-style wetroom, including a deep soaking tub and rainfall shower clad in soft teal blue tiles, complimented by a large walk-in closet for your country-chic fashion.

Also on this level is a rich moody blue guest bedroom with a private door to an exterior walkway that connects to the pool. With practicality not overlooked, a laundry room with a washer and dryer, and a generous utility room provide ample space for storage.





House Details

Utilities

- Electric: NYSEG (electric panel located in the ground level mechanical room, plus a subpanel at the pool)
- Heat: Heat Pumps (electric) + one electric baseboard unit in the living room for supplemental heat
- Cooling: Split Units (electric)
- Water heater: Stand alone (electric) located in the ground level mechanical room
- Septic: New 1,000 gallon septic tank + field located adjacent to the upper parking area
- Water: New 600 ft drilled well located in front of the house near the driveway

Appliances

- Range/oven (electric)
- Vent Hood
- Fridge
- Dishwasher
- Microwave
- Washer and Dryer

House Contents

Large furniture pieces are new and are included in the list price. Select decor and staging items are excluded. Please inquire for details.

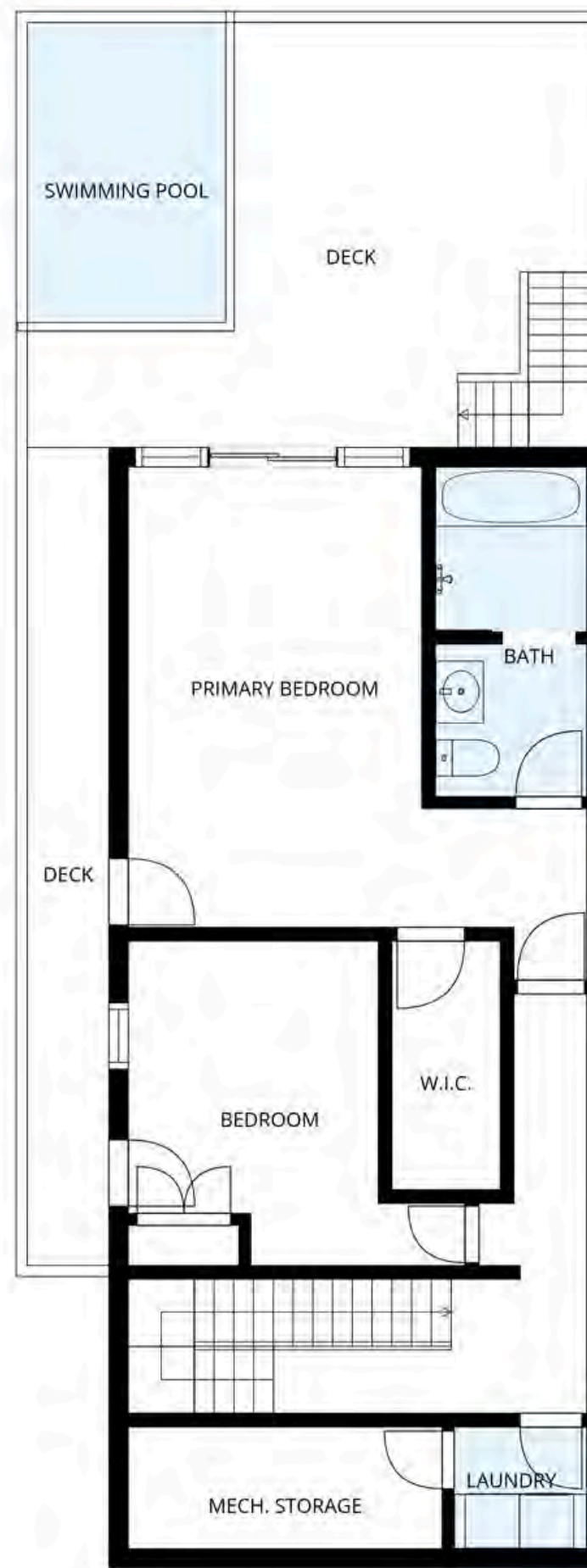


Year built 2025

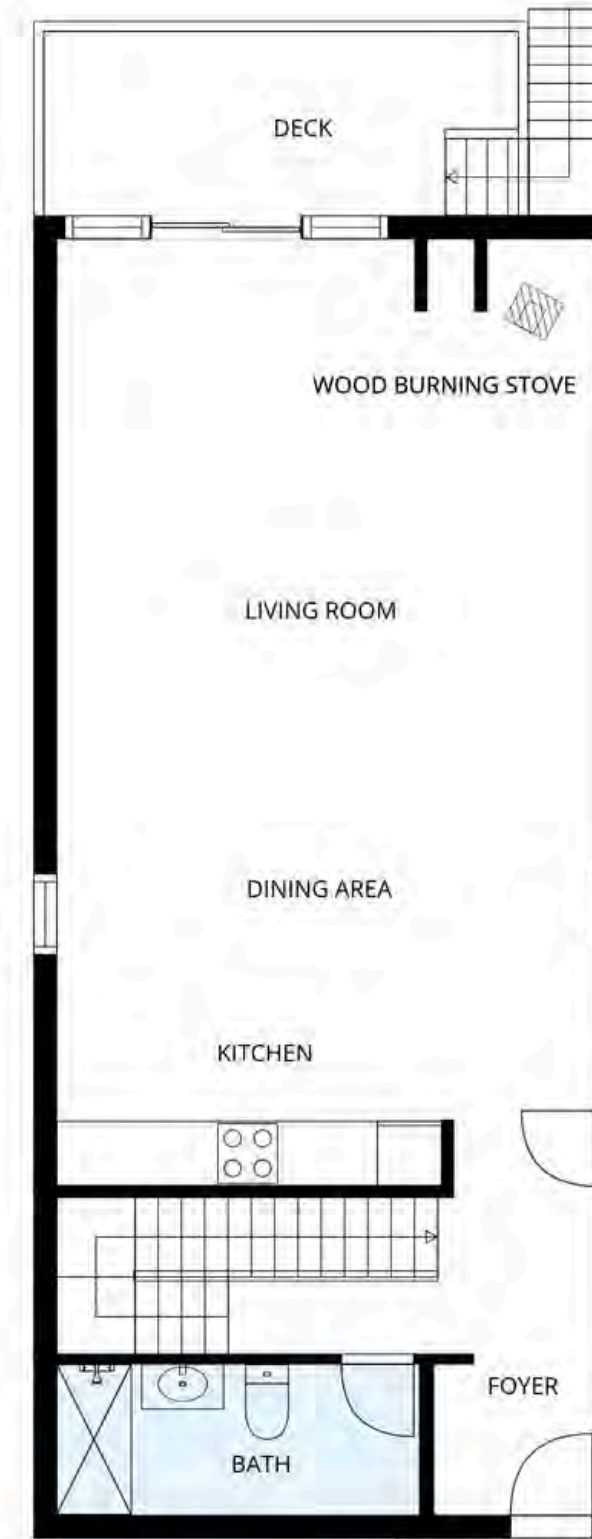
Square footage 2,300



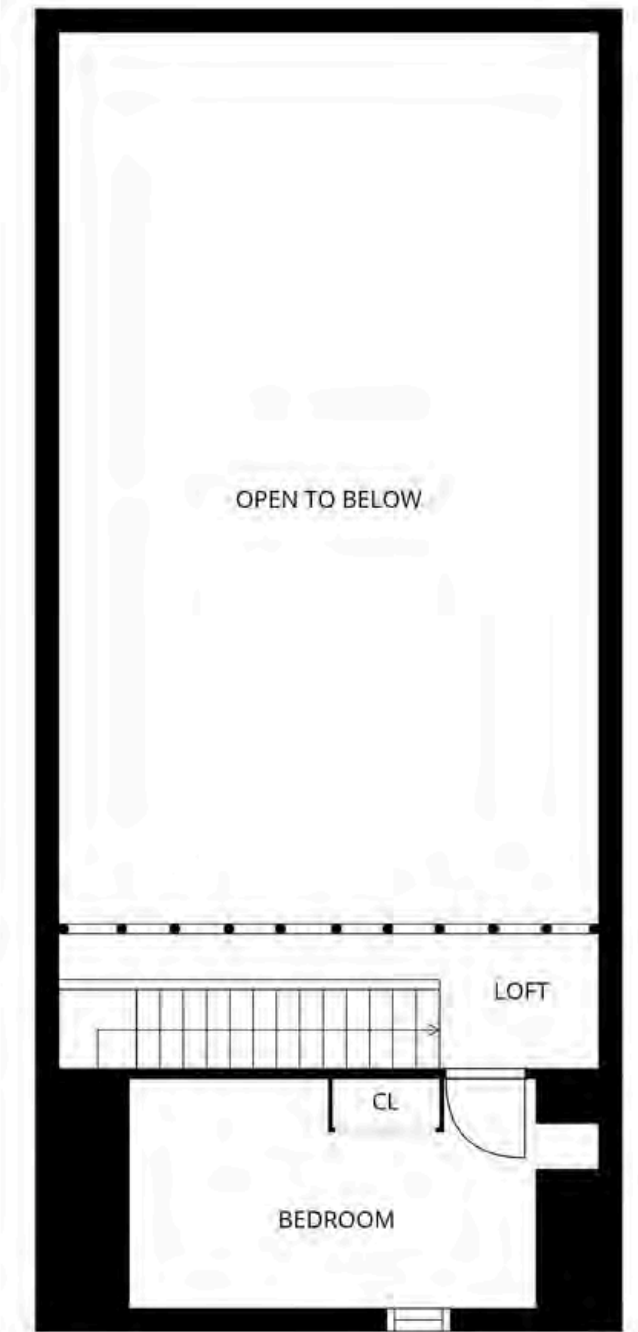
The Flow



BOTTOM FLOOR



MAIN FLOOR



LOFT FLOOR

Notice: All floor plans for illustrative purposes only. We do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.

Design-Build Highlights

From the minds behind Chalk design + build - who also brought you Rest Co. and White Pines - comes their latest project, Oak Ridge.

- Metal roof
- Board and batten siding
- Sierra windows
- Closed cell spray foam insulation
- Engineered hardwood floors
- Garapa Brazilian hardwood decking
- Shipping Container Pool:
 - 20' long x 8' wide x 5' deep
 - Year-round heated with wifi controls from your phone
 - Self-contained mechanicals (accessed under deck)
 - Does not need to be drained seasonally



The Grounds

Oak Ridge is aptly named for its site lines to the ridge above the picturesque Delaware River Valley. Surrounded by towering trees, the almost two-and-a-half-acre property is nestled into a gentle slope, which provides a natural privacy wall. The crown jewel is the in-ground swimming pool, heated for year-round use. Two tiers of decks, one off the living space and one just below, offer multiple outdoor gathering areas, while a walkway behind the house leads to a classic Catskills firepit tucked into the trees.





The Location

This design-forward new build sits just outside the historic hamlet of Callicoon, minutes from restaurants, vintage shops, cafés, cocktail bars, boutiques, and outdoor hiking and river adventures. In the heart of town, browse Callicoon Vintage, pick up gourmet provisions at Spruce Home Goods, flip through titles at Litt Home & Books, or a movie date night at The Callicoon Theatre. Enjoy elevated dinners and craft cocktails at Black Walnut, or settle into Callicoon Wine Merchant for tapas and vino.

In the opposite direction, Cochection Fire Station offers cocktails and cool laid-back vibes, while The Cochection Pump House hosts regular events in its open-air industrial setting. Fifteen minutes away, Narrowsburg is home to 2Queens Coffee for breakfast and espresso, The Velvet Maple for curated clothing and housewares, and Ruffled Grouse Gallery for contemporary art. With Livingston Manor, NY and Honesdale, PA each just half an hour away, and the Bethel Woods Center for the Arts just 20 minutes away, Oak Ridge sits central to some of the region's best amenities, all while being less than 120 miles from New York City.





Private Showings

By appointment:

erica@anatolehouse.com

