



# Harvest Cottage

For Sale by Anatole House.

 30 Cardinal Trail, Wurtsboro, New York 12790



# Introducing Harvest Cottage.

An extensive renovation updated this charming cottage in the woods. Nestled at the top of a hill, with plenty of privacy it's a true getaway. The lower level features a large entry, laundry, utility room and two bonus rooms with endless possibilities.

An open staircase leads you to the main living area; with new flooring, windows, mini split system and an updated kitchen and bathroom. The open floor plan is currently being utilized as a large dining and living room, but it could be switched up depending on the needs of the new owner. The kitchen and bathroom maximize storage with new cabinetry, floating shelves and ample counter space. A large picture window in the bedroom allows you to take in the views and bring the outdoors in. Through the 12' French door system you can explore the backyard, which has a ton of potential.

# The Property

## Property

Year built: 1911

Beds: 1

Baths: 1

Sq ft: 726

Acres: .92

Road: Public

SBL: 41-9-1

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## Top Amenities

- Abuts hundreds of preserved acres
- Wood burning stove
- Seasonal sunrise views over adjacent ridge
- Updated kitchen and bathroom
- Full walkout basement
- Stone flooring

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## Taxes

- County: \$1,025
- School: \$1,049

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## Connectivity

- Internet: High Speed Cable
- Cell service: Good



# The House

The stone floors, beams and shiplap in the main entry is just the right amount of charm paired with a large picture window and glass front door. Laundry room, utility room and two additional spaces complete the lower level.

The open staircase takes you to the main level. The entire house features all new dual glazed energy efficient windows, but the windows in the dining area truly feel magical. Vaulted ceiling and windows on three sides embraces a tree house feeling.

The dining room opens up to a living room, with a modern wood burning stove. A fully renovated bathroom off the main area has a large soaking tub, live edge counters and ample storage. Although on the smaller side the kitchen packs a big punch. Floating shelves, new cabinetry, coffee bar and updated appliances proved the perfect place to whip up brunch for friends.

The large primary bedroom completes the main level, truly a restful place to end the day.



# House Details

## Utilities

- Electric Provider: Orange and Rockland
- Heat: Minisplit
- Fuel: None
- Cooling: Minisplit
- Water heater: Electric 2024
- Septic: unknown location
- Water: Drilled well
- Roof: 8 years

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## Appliances

- Electric Stove/Oven
- Refrigerator

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## House Furniture/Contents

Some furnishings available for purchase, please inquire.

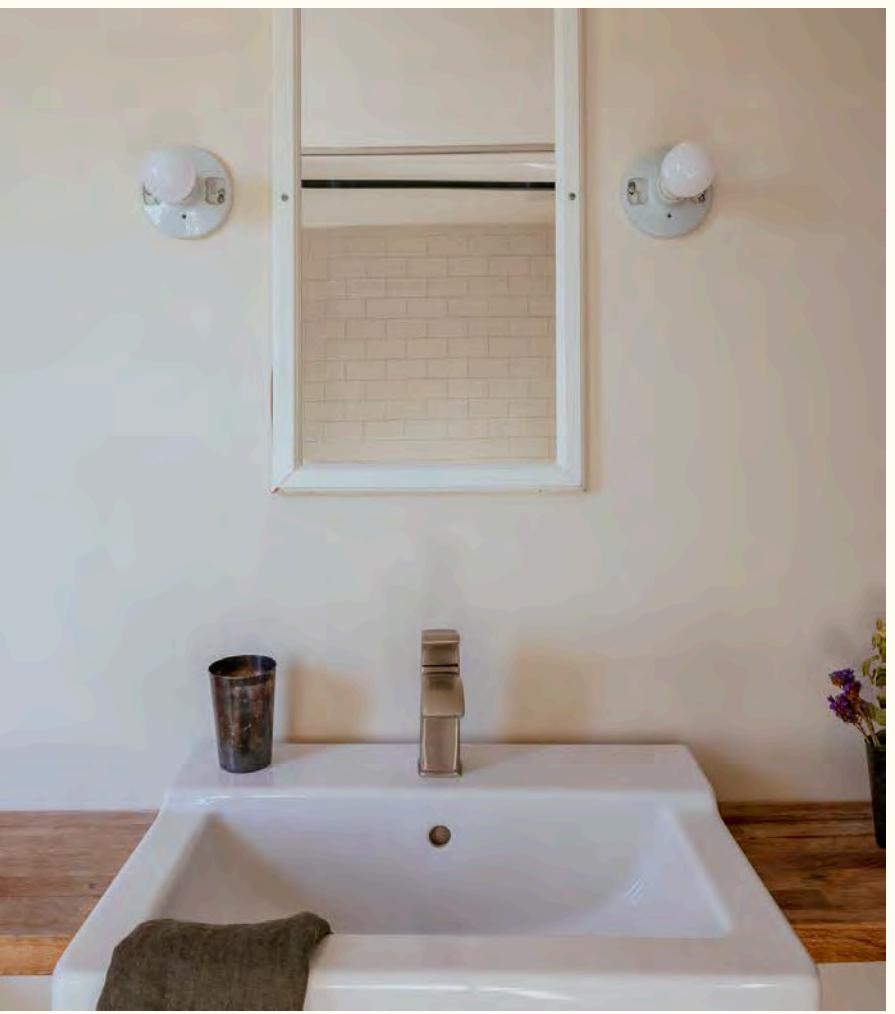
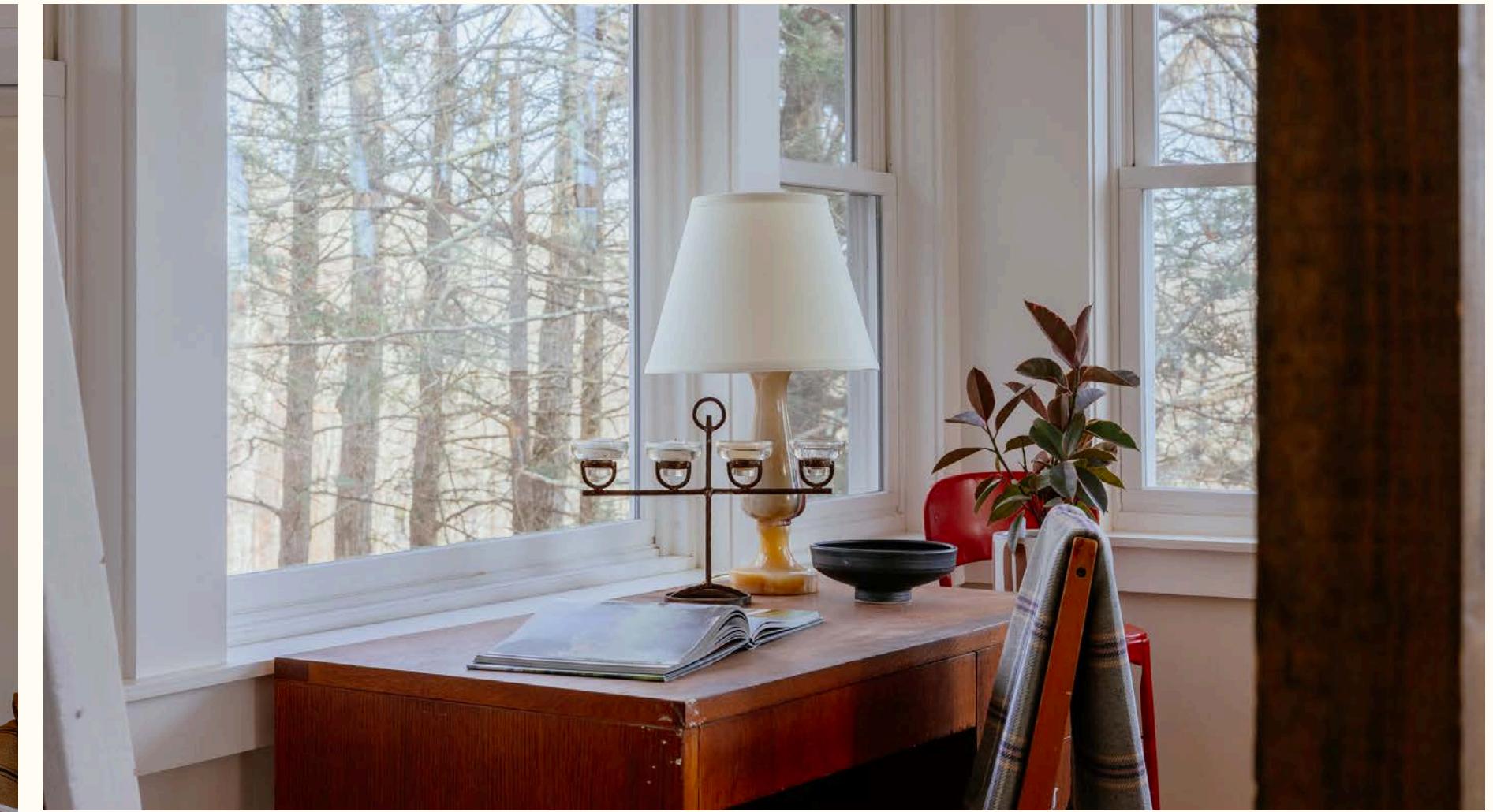
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## Road

Town maintained road



Year built 1911 Square footage 726





# Additional Info

## Improvements

- New kitchen (2025)
- New flooring (2025)
- New windows/doors (2025)
- New siding on addition (2025)
- Updated bathroom (2016)
- New roof (2017)
- New minisplit system (2025)

## Driveway

Gravel driveway

## Short-term rentals

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

## Security cameras

No cameras on property.

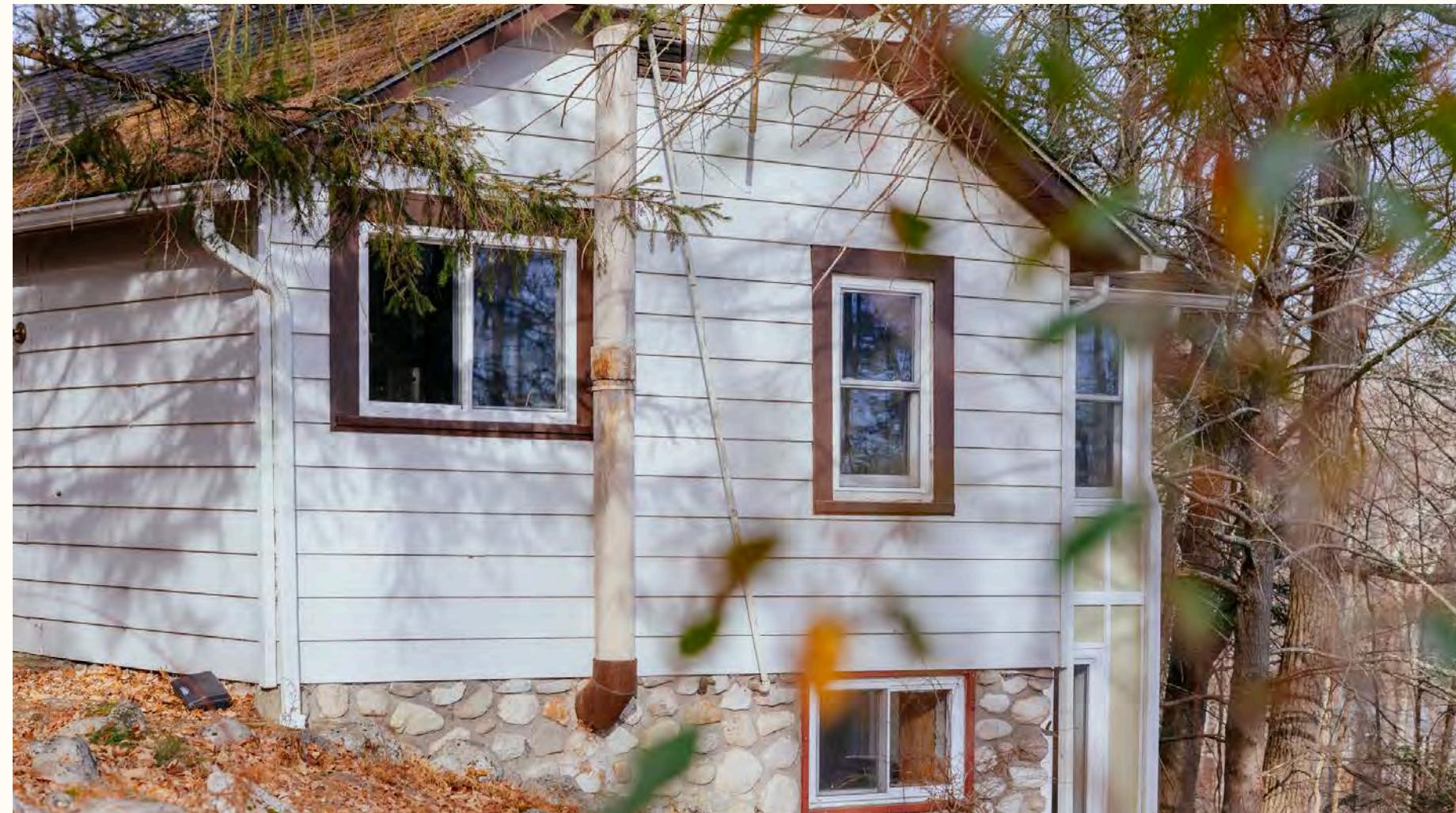


# The Grounds

This dreamy cottage is nestled in the woods, surrounded by mature trees and ferns. With an extensive remodel it will give you peace of mind and the ability to enjoy full time or as a weekend escape.

Out the full wall French door system you are greeted with a private backyard. A stone structure is calling to be updated into endless possibilities. The stone staircase leads you back down to the entry level.





# The Location

Harvest Cottage is just minutes from Monticello, Mountain Dale, and downtown Wurtsboro. A 30 minute drive to the Bethel Woods Performing Arts Center, there is no shortage of culture, restaurants, shopping, and other amenities. Just 75 minutes from the George Washington Bridge, this wooded cottage is easily accessible from New York City, making it the perfect getaway.





# Private Showings

*By appointment only, use ShowingTime, or email:*

[paul@anatolehouse.com](mailto:paul@anatolehouse.com)

