

ISLANDER HOUSE

48 PIONEER DRIVE, SWAN LAKE, NY

FOR SALE BY ROBIN JONES
ANATOLE HOUSE





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Nestled in the foothills of the Catskills, this newly renovated cabin offers stunning lake views and loads of sunlight.

Islander House is the perfect mix of cozy charm and modern comfort. Its compact footprint extends outside, offering a spacious sundeck overlooking Hunter Lake.

Wake up to bird song, sip your morning coffee with forest views, cozy up in front of the wood-burning stove, and wind down by the fire pit under the stars.



THE GROUNDS

Islander House sits on a 2.5-acre parcel of land with an adjacent 2.5-acre parcel also included in the sale. Directly off the living room, a spacious sundeck expands the gathering space outdoors and overlooks Hunter Lake. Beyond the deck, there is a classic fire pit and plenty of space to wander. Recent exterior upgrades include a new driveway and privacy fencing.

THE LOCATION / SWAN LAKE, NY

Set on a quiet, private road yet centrally located, the home has easy access to the region's best towns. Livingston Manor is just 30 minutes away, Callicoon and Narrowsburg are each about 25 minutes, and the famous Bethel Woods Center (site of the original Woodstock) is only a five minute drive. Daily essentials are close at hand in nearby Liberty, home to grocery stores, gas, hardware stores and more, along with well-maintained public tennis courts and Walnut Park — a local favorite for hiking, biking, and snowshoeing.





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

MORE INFO

AT A GLANCE

- Year Built: 1985
- Bed/Bath: 1 BR / 1 BA (town record), staged as a 2 BR
- Sqft: 680
- Acres: 5, including two adjacent 2.5 acre lots
- SBL: 15.-1-19.18 (land) and 15.-1.19.1 (house)
- Road: Private - neighbor plows, ~\$500 total for 2024 and 2025 seasons; no HOA
- Siding: Rough cut wood
- Roof: New shingles and plywood in 2022

TOP AMENITIES

- Views of Hunter Lake (private lake - no deeded lake access)
- Wood-burning stove
- Sundeck for sunbathing and al fresco dining
- Many recent renovations (see page 6 for details)

UTILITIES

- Electric: NYSEG
- Heating/Cooling: Electric mini splits + wood stove
- Water heater: Electric stand-alone
- Water: Well
- Sewer: Represented as septic by prior owner; last pumped May 2024. Current owners have no issues and have not verified system.

AUDIO RECORDING DEVICE

Ring security system currently disabled.

CONNECTIVITY

- Cell Service: Strong
- Internet: Spectrum, high speed cable

APPLIANCES

- Electric stove/oven, including built-in air fryer
- Refrigerator
- Dishwasher
- Washer/dryer
- Television
- Mini splits

TAX INFO

- Town Tax: \$3,139 (house), \$508 (land)
- School Tax: \$1,435 (house), \$232 (land)
- Total Taxes: \$5.314

FURNITURE + CONTENTS

Beds and outdoor furniture included in sale price.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Flood zone X, not an active flood zone.

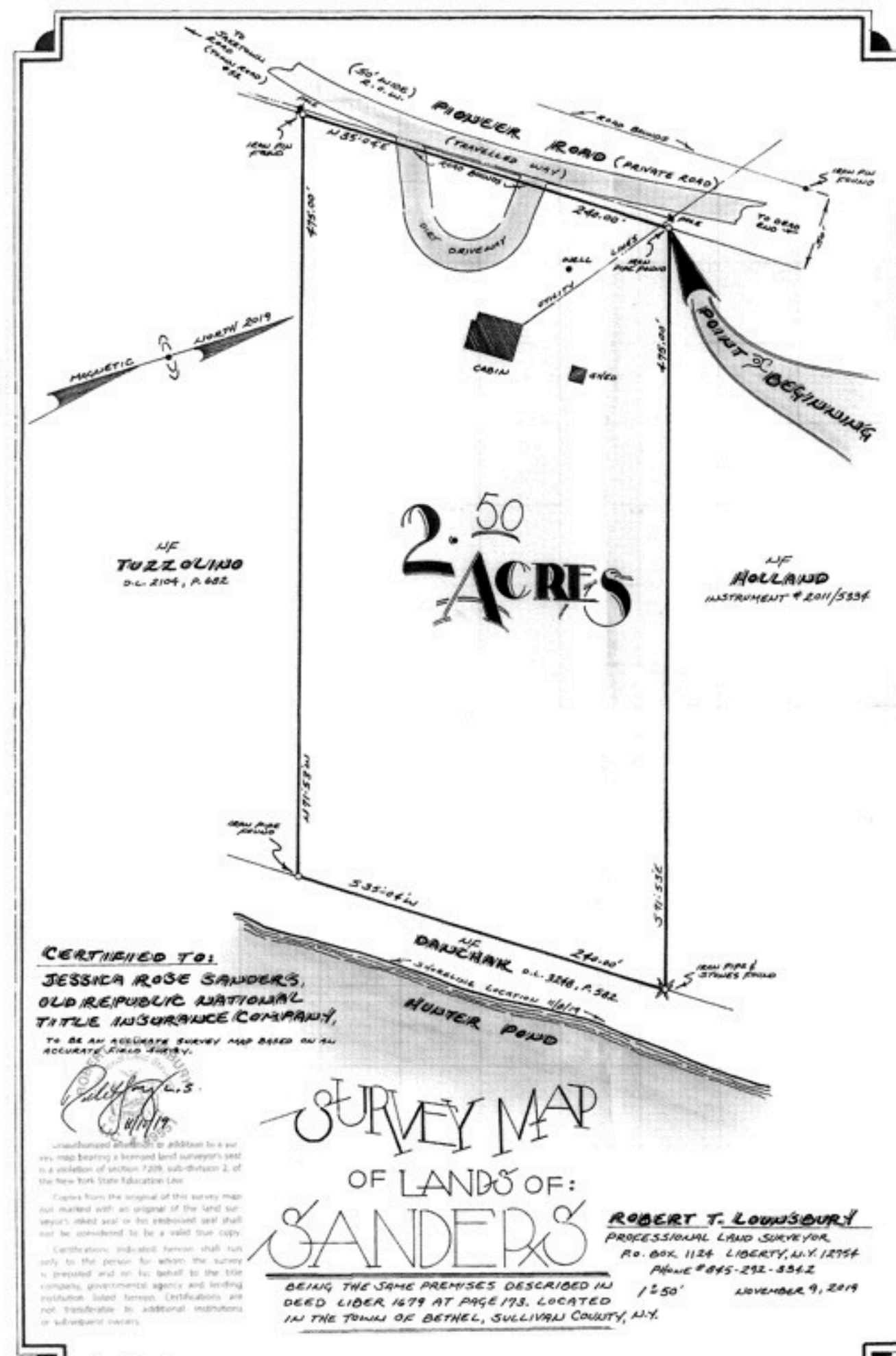


RECENT RENOVATIONS (2024-present)

- New kitchen
- New floors
- Interior paint
- Updated bathroom
- New wood stove
- Mini splits
- Washer/dryer
- New picture window in the living room
- Replaced door and most windows
- New deck (seller to add rail and adjust plank spacing at town's request prior to final sale)
- New privacy fence
- Driveway
- Exterior paint
- Repaired facade
- Landscaping details
- New fire pit

RECENT RENOVATIONS (prior homeowner)

- New asphalt shingles, new plywood (2022)
- Pest inspection (2019) indicating no pests
- New well pump (2023) installed by Jones Services
- New pressure tank (2023) installed by Jones Services
- Septic system pumped (2019 & 2024)



CERTIFIED TO:
JESSICA ROSE SANDERS,
OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY,
TO BE AN ACCURATE SURVEY MAP BASED ON AN
ACCURATE FIELD SURVEY.

Robert T. Lounsbury
11/9/19

Unauthorized alteration or addition to a sur-
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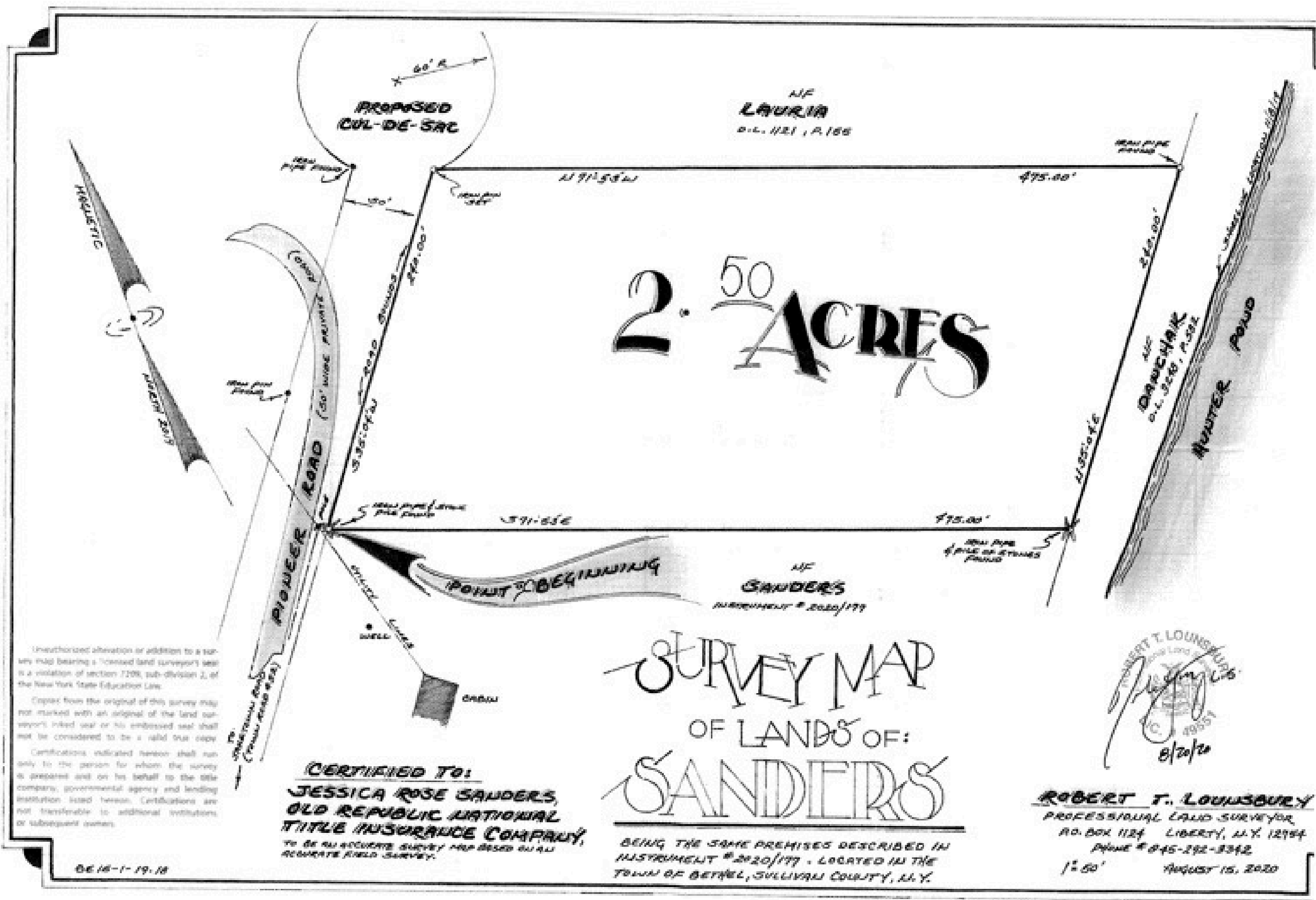
Certifications indicated herein shall run
only to the person for whom the survey
is prepared and on his behalf to the title
company, governmental agency and lending
institution listed herein. Certifications are
not transferable to additional institutions
or subsequent owners.

SURVEY MAP
OF LANDS OF:
SANDERS

BEING THE SAME PREMISES DESCRIBED IN
DEED LIBER 1679 AT PAGE 173. LOCATED
IN THE TOWN OF BETHEL, SULLIVAN COUNTY, N.Y.

ROBERT T. LOUNSBURY
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1124 LIBERTY, N.Y. 12754
PHONE #845-292-8342

1050' NOVEMBER 9, 2019



Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

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0616-1-19-18



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