

# BOBAND HOUSE

181 BOBAND ROAD, JEFFERSONVILLE, NY 12748

FOR SALE BY ROBIN JONES  
ANATOLE HOUSE







## Contents

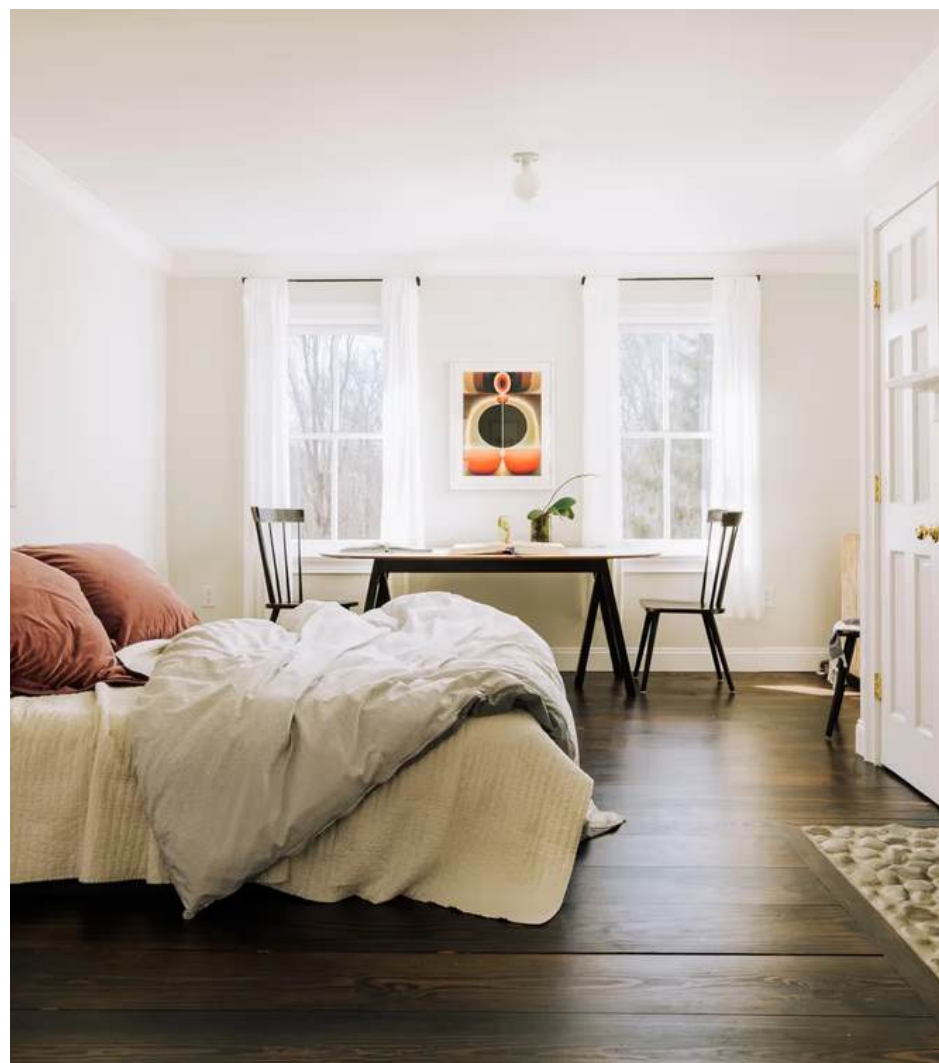
- 03 The Story
- 05 Step Inside
- 06 The Grounds & Location
- 07 More Info
- 08 Recent Updates
- 09 Survey



Perched down a quiet country road on a tranquil lot surrounded by woods, enter into Boband House.

Boband House offers dreamy old world charm wrapped in a newer construction home built in 2003. This farmhouse style colonial residence has a smart and cozy layout with three bedrooms, one full bath plus powder room, bonus partially finished basement, and a spacious covered back porch.









All photos from 2022 listing - purchased fully furnished with exception of artwork and personal items.

## STEP INSIDE

A portico welcomes you into the elegant home where there is an inviting entry foyer.

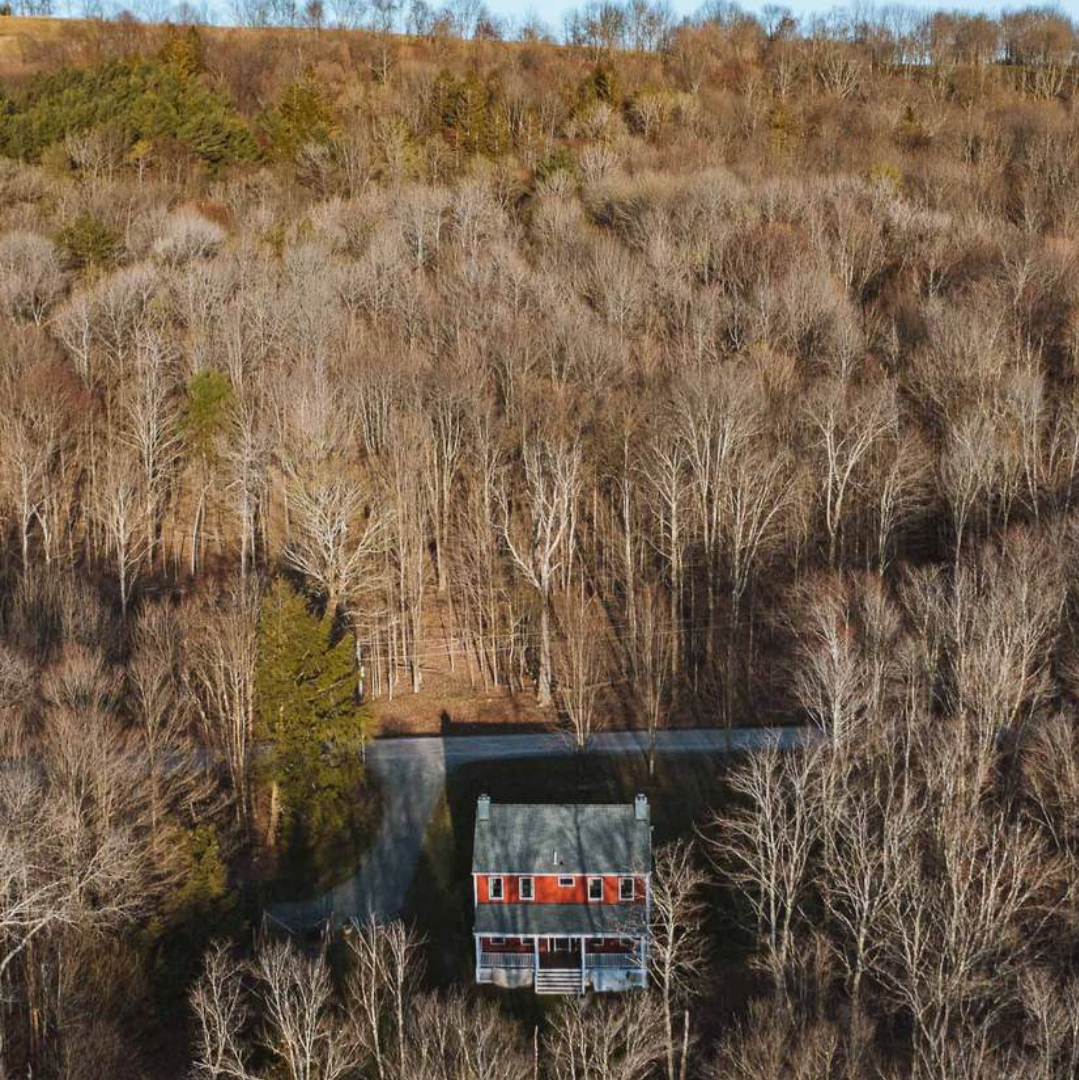
The sizable living room can be configured to accommodate a variety of furniture and boasts all-day natural sunlight streaming through multiple windows. Sip fireside cocktails while enjoying vintage records and lively conversation by the wood-burning fireplace.

The bright and airy eat-in kitchen is equipped with a prep island, abundant cabinetry, a pair of useful pantry closets, a gas range, and a dishwasher. There is a half bathroom conveniently located on this level.

Upstairs are three separate bedrooms, including a king-size primary with a wood-burning fireplace, dual closets, space for a sitting area and ample furniture, and a triple exposure with six windows. The Scandi-farmhouse inspired second bedroom is a serene guest space with painted wide-plank floors and a generous closet, and the third bedroom is an ideal home office or cozy guest quarters overlooking treetops and the lush lawn. There is also a quaint windowed full bath with a tub and shower.

The cavernous basement has been partially finished. The finished space, with cedar shiplap adorned walls, can be utilized as a family room, rec room, work studio, gym, or guest space. The unfinished section houses a utility room with full-size washer/dryer, utility sink, and plenty of room for storage.





## THE GROUNDS

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Outdoor living and entertaining are easily attained with the expansive covered back porch that is perfect for your morning coffee and evening sunsets and barbecues. A must-have Catskills fire pit and fenced-in garden are also found outdoors. Nearly two acres of land allows for slow morning walks, evening picnics, and ample gardening potential.

## THE LOCATION / JEFFERSONVILLE, NY

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A pleasant two-hour trip from New York City, the central Sullivan County Catskills location offers easy access to trending hot spots and is only 10 minutes to Jeffersonville's vibrant downtown with its cafes, restaurants, bakeries, grocery store, beer garden, vintage boutiques, art shops, and wine stores, and a mere 15 minutes to popular Livingston Manor and North Branch's fine dining. The quaint hamlet of Callicoon is less than 30 minutes away. The Boband House checks all the boxes making it an ideal getaway, weekend or co-primary home.







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

# MORE INFO

## AT A GLANCE

- Year Built: 2003
- Bed/Bath: 3 BR / 1.5 BA
- Sqft: ~1,800 + ~900 sqft partially-finished basement
- Acres: 1.82
- SBL: 18.-1-83
- Road: Publicly maintained
- Siding: Wood
- Roof: new in 2019

## TOP AMENITIES

- Two wood-burning fireplaces
- Gorgeous light throughout the day
- Large covered back porch
- Bonus basement rec space

## UTILITIES

- Sewer: Installed when house was built in 2003, last pumped in 2020 by prior owner.
- Water: Drilled well from 2003. Water treatment system (sulfur and heavy metals) installed in 2020 by prior owner.
- Water Heater: Passive tank
- Heat: Hot water baseboard, cast-iron radiators. 3 heating zones.
- Fuel: Oil
- Electric: NYSEG, 200amp,

## AUDIO RECORDING DEVICE

Audio recording security at driveway front and back doors.

## APPLIANCES

- Range/oven (propane)
- Refrigerator
- Dishwasher
- Washer/dryer
- Freezer in basement
- Basement surround sound system + TV

## TAX INFO

- Town Tax: \$6,132
- School Tax: \$4,730
- Total Taxes: \$10,862

## CONNECTIVITY

- Cell Service: Average
- Internet Provider: High-Speed Spectrum Cable

## FURNITURE + CONTENTS

Furniture included in listing price, excluding artwork and personal items.

## SHORT TERM RENTAL

Buyer to confirm allowable uses. Active rental at Red Cottage.

## FLOOD ZONE

Located outside of any flood zone.



## RECENT RENOVATIONS (2022-present)

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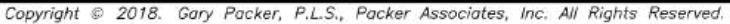
- Installed new HVAC system
- Deck repairs

## RECENT RENOVATIONS (prior homeowner)

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- New roof (2019)
- New boiler (2021)
- New water treatment system for sulfur and heavy metals (2020)
- New front porch (2020)









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