

BEAVERKILL CABIN

2567 MORTON HILL ROAD, ROSCOE, NY

FOR SALE BY JILL BORENSTEIN
ANATOLE HOUSE





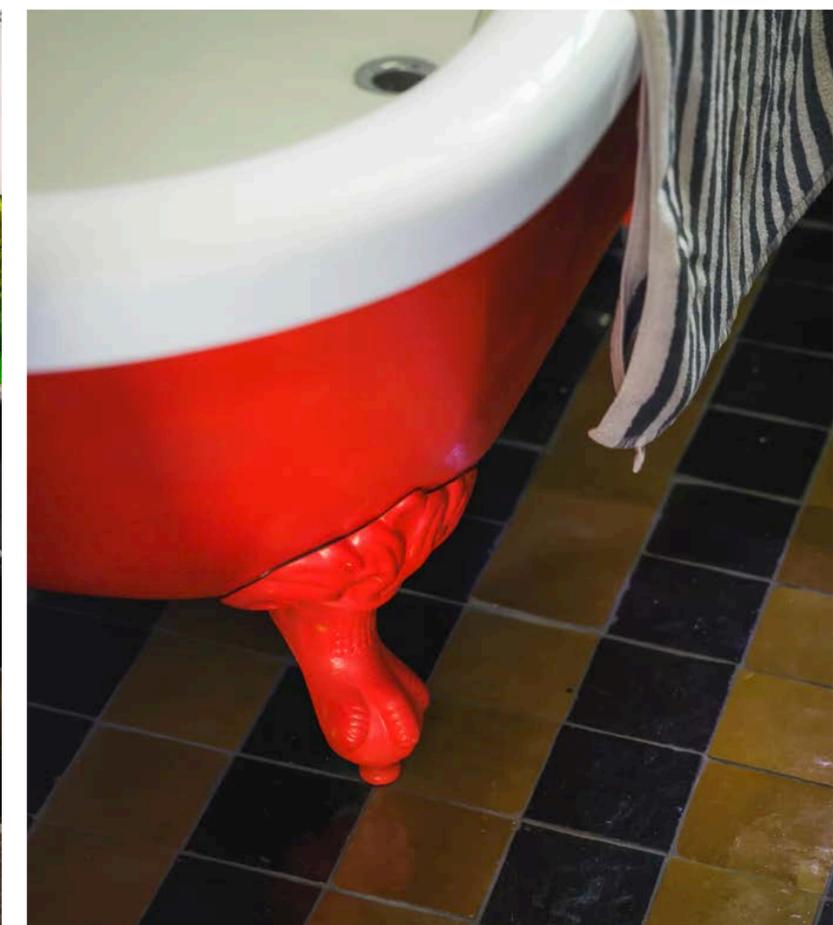
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Introducing Beaverkill Cabin.

Beaverkill Cabin nails the sweet spot between laid-back charm and thoughtful design perfect for slow mornings, creative weekends, or totally unplugged escapes. This two bedroom spot is tucked in the woods with easy access to trails (yes, including the stunning Russell Brook Falls hike). And yep, there are blueberry and raspberry bushes right on the property, grab a handful and start off your day the Catskills way.





STEP INSIDE

Enter into this 600 sqft mountain escape, where every inch is thoughtfully designed to offer comfort, character, and connection to the natural surroundings. Though compact in size, this cabin lives large thanks to an open layout and high ceilings.

The living room is warm and cozy, with a big picture window that invites natural light to stream in and frame the surrounding woods like artwork. A stone fireplace with new wood stove insert anchors the space and vintage touches make it feel instantly like home. It's the kind of space where you'll want to kick back with a good book or play records after a hike.

Just off the living room, the renovated micro kitchen is fully stocked and ready for everything from lazy breakfasts to weekend dinners. Think open shelving, a gas range, and a table that fits just right.

Down the hall, you'll find two bedrooms, one with a queen bed, the other with a twin, both styled with soft linens and forest views. The bathroom has a classic claw foot tub-shower combo perfect for a post-hike soak, new Cle tiling and just enough room to make it feel easy and unfussy.

If you've been daydreaming about chickens, a veggie garden, and the kind of privacy that lets you truly unwind, with a little love and care, this might just be your spot.



THE GROUNDS

Outside, the cabin opens up to a wide, grassy yard that feels like your own private meadow. Mowed trails wind throughout, perfect for morning walks or golden hour strolls. There are berry bushes, a fenced garden with beds and a sweet little chicken coop just waiting for some TLC.

The front covered porch is built for lingering, think dinner under the stars, morning coffee surrounded by blooms, and long, lazy evenings with nothing on the agenda. Framed by wild, lush perennials, it's a front-row seat to nature, where every season brings its own kind of magic.

THE LOCATION / ROSCOE, NY

Just 10 minutes from downtown Roscoe, the cabin offers easy access to charming restaurants, local shops, a seasonal farmers market, and more. For outdoor lovers, the surrounding trails just out your doorstep offer you hiking, fly fishing, biking and snowmobiling, a stunning waterfall, a peaceful pond, and miles of scenic trails. Where small-town rustic charm meets wide-open adventure. 15 minutes to Livingston Manor Main Street and 30 minutes to busy towns like Callicoon and Jeffersonville. Under 2 hours from NYC.





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

MORE INFO

AT A GLANCE

- Year Built: 1958
- Bed/Bath: 2 / 1
- Sqft: 600
- Acres: 1.77
- SBL: 425.-1-67.2
- Road: Public
- Siding: Wood
- Roof: Metal, Asphalt Shingles - 10 years old

TOP AMENITIES

- Fireplace with Wood Stove Insert
- Privacy + Fire pit
- Low taxes
- Successful Airbnb
- Proximity to town

UTILITIES

- Electric: NYSEG
- Heat: Electric
- Water heater:
- Septic: Septic System, pumped in 2024
- Water: Private Drilled Well 50ft from house
- Fuel: Propane for range

EASEMENT

Neighboring house has an easement for a separate well on 2567 Morton Hill Road property.

APPLIANCES

- Refrigerator
- Range/Oven
- Washer/Dryer Combo
- Grill

TAX INFO

- Town Tax: \$445
- School Tax: \$798

CONNECTIVITY

- Cell Service: Spotty, depends on carrier
- Internet Provider: Frontier, satellite

FURNITURE + CONTENTS

Available for sale, please inquire.

SHORT TERM RENTAL

Successful history as an Airbnb

FLOOD ZONE

Not located in an active flood zone / Located in an active flood zone

AUDIO RECORDING DEVICE

None



IMPROVEMENTS/RENOVATIONS (2020-2025)

- Leveled home with new beams and new foundation
- French drain installed around house
- Crawl space spray-foam insulated with moisture barrier and gravel for winterization
- New electrical throughout house
- Interior painted with new trim
- Exterior of house painted
- Added picture window in living room
- Windows and Roof replaced within last 8 years
- New tile in kitchen and bathroom from Cle tile
- Custom stainless steel countertop in kitchen and new sink
- Built fenced in garden with chicken coop





JILL BORENSTEIN

Licensed Real Estate Salesperson
Anatole House / (631) 495-9534

jill@anatolehouse.com
Instagram: @troutlily_escapes
www.anatolehouse.com

224 Fair Street Suite 1
Kingston, NY 12401

19 Conklin Hill Rd
Livingston Manor, NY 12758