

MERLOHHAUS

198 KELDER HWY, OLIVEBRIDGE, NY 12461

FOR SALE BY ARLENA ARMSTRONG-PETOCK
ANATOLE HOUSE





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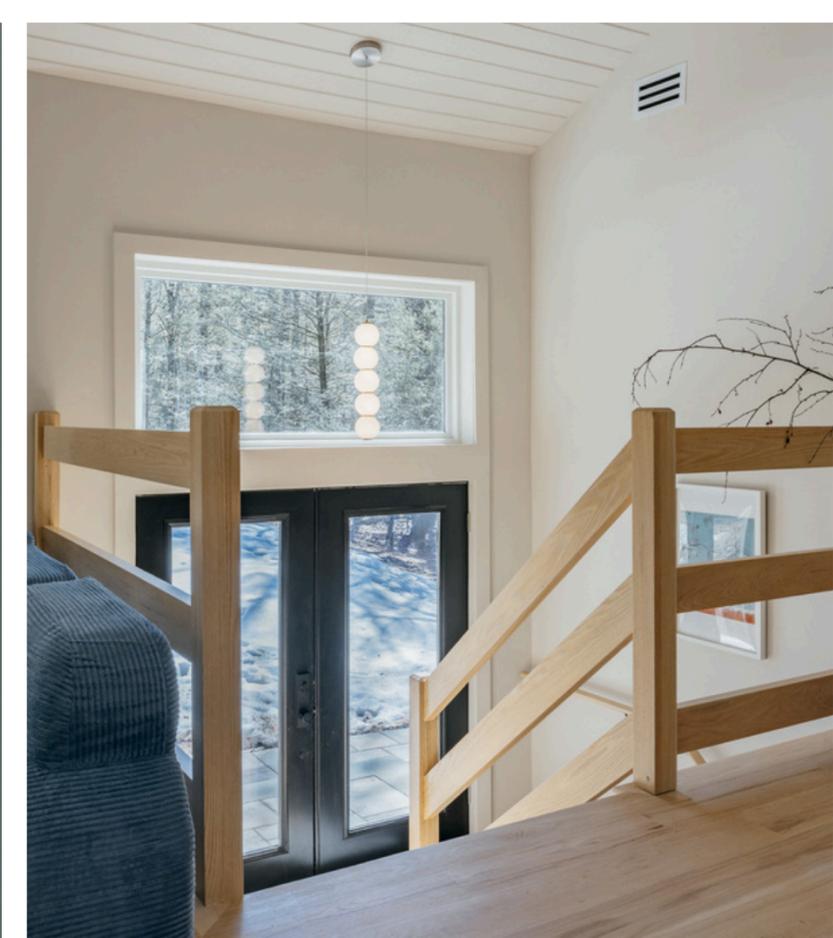
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Introducing Merlohaus.

Expertly renovated, color-forward, and fully committed to redeeming the reputation of the split-level. Set on 5 quiet, wildly private acres in Olive, this home has been reimagined from the studs up into something bright, easy, and stylish, more “design magazine long weekend” than “your uncle’s time capsule.”

High ceilings clad in warm wood paneling nod to its 70s roots without dragging along any of the era’s unfortunate habits, while new XL Andersen windows keep everything feeling open and refined. Oak hardwood floors run throughout, grounding the home in warmth and continuity.





STEP INSIDE

On the main floor, the living, dining, and kitchen area pulls you in immediately. Light floods the space, catching the stainless-steel island and the rich merlot cabinetry for a look that feels bold but considered. The kitchen pairs that color-forward moment with tasteful modern lighting, a generous pantry, and a full suite of new Forno appliances. Premium minimalist fixtures keep everything crisp and cohesive. In the corner by the oversized window, a woodstove adds just the right amount of Upstate coziness without tipping into cabin kitsch. Slide open the accordion doors and the deck becomes a seamless extension of the room, turning everyday dinners or slow weekend mornings into an easy indoor-outdoor ritual.

Down the hall are three comfortable bedrooms, each with a proper, generously sized closet. The primary suite includes an en-suite bath and an oversized closet of its own, while the additional bedrooms share another clean-lined, modern full bathroom. The finishes throughout feel timeless and quietly confident.

The lower level opens into a sprawling living and media room that can handle movie nights, guests, or whatever hobby currently demands extra square footage. Just outside, a patio extends the space even further, creating a second outdoor zone that feels tucked away and private. This level also includes a third full bathroom, a dedicated laundry room, a storage room, and access to the two garages. An EV charger is already installed in the garage, ready for wherever you're driving next.



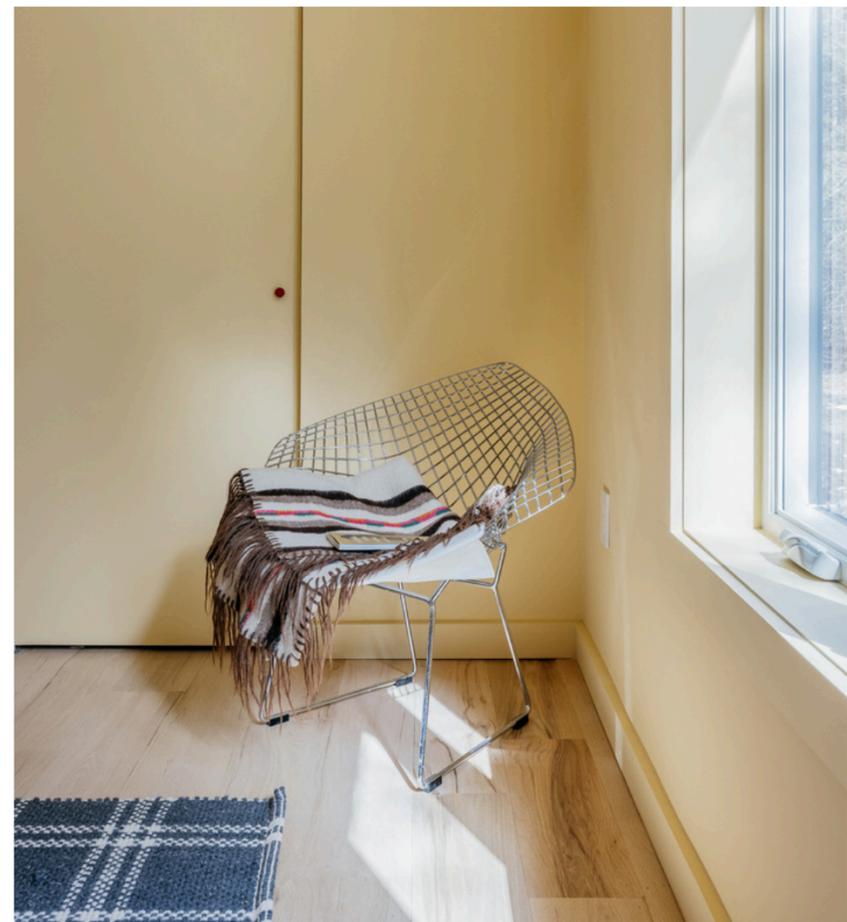
THE GROUNDS

Out back, the acreage stretches out quietly and privately, with a backyard that's level and sunny enough to accommodate a future pool if that's on your wish list. The setting strikes that perfect Catskills balance: wooded and peaceful, yet close to everything that makes this corner of Olive so easy to love.

THE LOCATION / OLIVE, NY

And when you're ready to venture out, you're surrounded by the best parts of this pocket of the Catskills. Westwind Orchard, Arrowood Farm, Mill & Main, Flying Goose Tavern, and Ravenwood are all close enough for an easy dinner or a lazy afternoon tasting. Tetta's and Accord Market cover your everyday needs, Bluebird Wine keeps things interesting, and Starlite Motel delivers reliably fun pop-ups. Minnewaska and the Ashokan trails offer miles of hiking, biking, and lake views, while Boiceville, Stone Ridge, Accord, Kerhonkson, and High Falls keep you stocked with good coffee, groceries, and restaurants worth lingering over. Olive may be quiet, but it's never boring.







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

MORE INFO

AT A GLANCE

- Year Built: 1987
- Bed/Bath: 3 BR / 3 BA
(town record lists 2 baths)
- Sqft: 2,196
- Acres: 5.2
- SBL: 60.1-3-3
- Road: Public
- Siding: Wood replaced 2025, brick
- Roof: Shingle, 2025

TOP AMENITIES

- Modern, designer renovation
- Woodstove fireplace
- Total privacy
- Deck + patio with accordion sliding glass door
- All new roof, utilities, windows, appliances, etc
- Two attached garages with EV charger

UTILITIES

- Electric: Central Hudson, \$500/mo
- Heat: Central forced air, electric 2026
- Cooling: Central AC, electric 2026
- Sewer: Unknown, presumably septic due to age of house
- Water: Drilled well
- Water heater: Boiler, electric 2025
- Fuel: Propane, \$800/year

AUDIO RECORDING DEVICE

Security cameras on the premises.

APPLIANCES

- Fridge
- Oven/range
- Dishwasher
- Washer
- Dryer
- Woodstove

DRIVEWAY/YARD

Private, gravel. \$80 per plow, \$80 per mow.

TAX INFO

- Town Tax: \$2,442
- School Tax: \$3,471

CONNECTIVITY

- Cell Service: None
- Internet Provider: Spectrum Cable, excellent

FURNITURE + CONTENTS

Some items are available for sale. Please inquire.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.



ARTIST RESIDENCY / WENDY STEFANELLI

Wendy Stefanelli grew up in the DC area where she discovered painting in high school. This led to her admission to Pratt Institute in New York. An early introduction to collage inspired her to combine the mediums of drawing & painting. After years of exploring various types of printmaking, monotypes are now Wendy's specialty.

She has honed her craft at residencies around the world and many printmaking studios. Studies and printing include the School of Visual Arts, Anderson Ranch, The Fine Arts Work Center, Manhattan Graphics Center, Truro Center of The Arts, The Woodstock School of Art, The Academy of Art, Skopart and The Rockaway Artists Alliance.

Wendy's art has appeared in solo and group exhibits in Kingston and Brooklyn, NY. She also works in the film industry where she applies her eye for detail and sense of style to the screen. Pieces from Wendy's collection have been featured in several television series and films. She currently creates in both her Brooklyn studio and her home studio on the banks of the Delaware River in the Catskills.

OPEN HOUSE / ART OPENING

In keeping with the home's collage of color, style, and finishings, local artist Wendy Stefanelli will present 14 original painted collage works on display during the listing period. The open house will double as an art opening, offering an opportunity to experience the home alongside a curated collection of contemporary work. Please inquire for pricing.



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