

LA FINCA

12 CATSKILL FARMS DR, ELDRED, NY 12732

FOR SALE BY ERICA KEBERLE
ANATOLE HOUSE



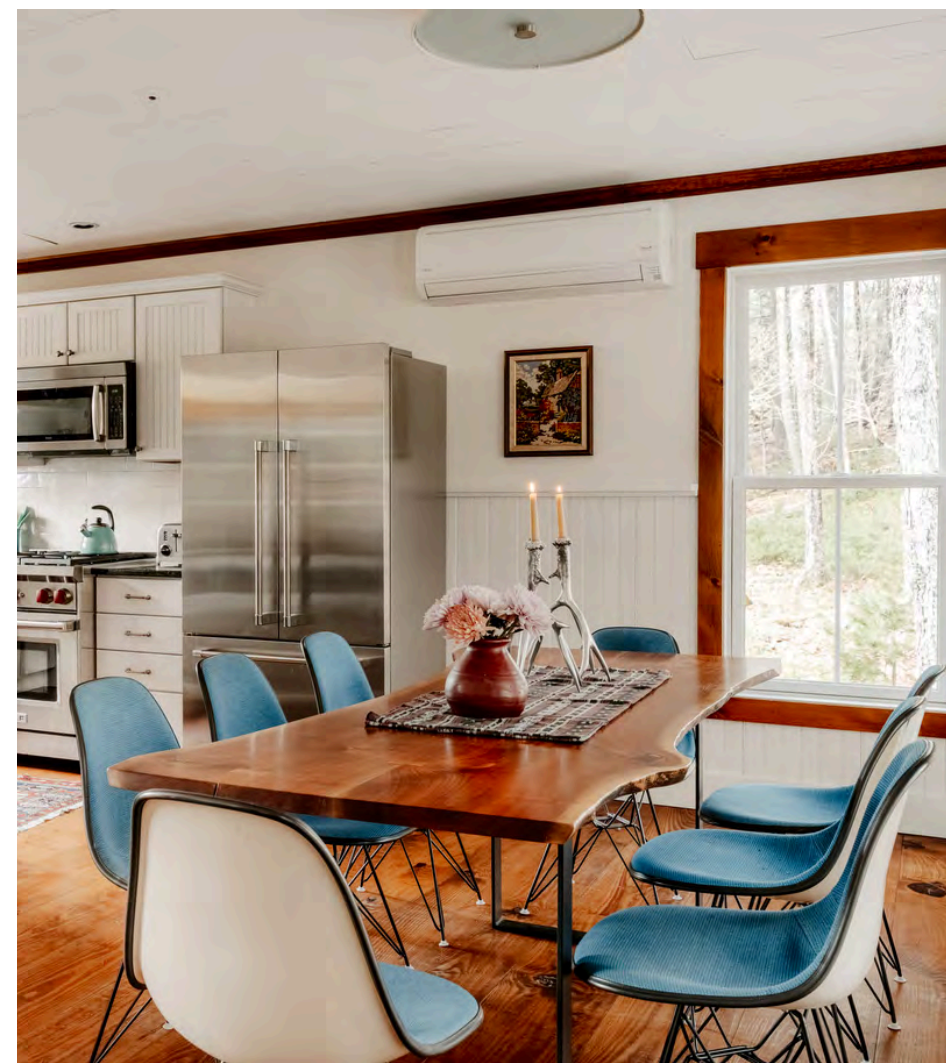


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“*Vamos a la finca*” means escaping to the countryside to reconnect with the land - and it is that spirit you’ll find here, a Catskills refuge designed to slow down and experience a different pace of life.





STEP INSIDE

Step from the rocking chair front porch into a thoughtfully designed home that blends old-world charm with the ease of a modern build. Beautiful wide-plank barnwood floors run throughout, while wainscoting and shiplap add warmth and texture to the walls and ceilings. Oversized, wood-trimmed windows flood the living spaces with natural light at all times of day, all anchored by a classic brick fireplace with a woodstove insert set on a stone hearth - a natural gathering point through every season.

The dining area continues the theme of generous windows and easy flow, comfortably seating eight for holiday meals or long weekend dinners with friends. Just beyond, the well-appointed kitchen carries a timeless country sensibility, with white cabinetry, natural granite countertops, a chef's Wolf gas range, and a classic farmhouse sink positioned beneath a window that frames backyard and ridge views. The main level also features a convenient coat closet, a powder room lined with creamy pencil-edged subway tile, and double doors that open directly to the back deck for seamless indoor-outdoor dining.

Upstairs, the home offers two king-sized bedrooms, each with high ceilings, classic hardware details, and space for additional furnishings. One bedroom features a sweet interior barn window opening and a double-door closet, while the other offers an angular dormer, dual closets and quiet natural light. A shared bath and laundry area are tucked behind a sliding barn door, featuring a spacious vanity, luxurious tiled shower, and soft natural light. Shiplap paneling and wood details continue throughout the second level, creating a warm and cohesive private retreat.

Back downstairs, a vintage-style door leads to the finished daylight lower level, where good ceiling height, windows, and glass French doors opening directly to the grounds create a bright and highly versatile space. Custom built-ins include a reading nook with trundle bed, inset bookshelves, and barn doors, allowing the level to function as guest quarters, studio, or additional living space. A full bathroom with playful blue hexagon tile and a deep clawfoot soaking tub adds both charm and flexibility.



THE GROUNDS

Set on nearly six acres, La Finca offers quietude for those seeking a private countryside refuge - a rare balance of wild and refined, where woods, rocky outcroppings, and ridge views meet a level yard, mature plantings, and a fenced vegetable garden that comes to life in the warmer months. Spend mornings nestled into a breezy hammock or rocking chair on the front porch, coffee in hand, and evenings enjoying long golden hours from the back deck overlooking the landscape. Mother Nature is quietly harnessed with solar panels that charge your EV, and help minimize the home's energy footprint, supporting sustainable living in this peaceful Catskills setting.

THE LOCATION / ELDRED, NY

Perfectly positioned for those drawn to nature, food, and the growing arts culture of the Upper Delaware region, La Finca offers easy access to some of Sullivan County's most beloved destinations. Eldred and nearby Barryville provide everyday essentials along with local favorites like Cottage Wines, Monteleone's hydroponic greenhouse for fresh produce, Hamlet Dream juice bar, Stickett Inn for coffee and The Oasis for provisions. Just 20 minutes away, Narrowsburg offers additional dining, shopping, and social life along the Delaware River, where kayaking, tubing, and hiking are favorite weekend pursuits. The Upper Delaware Scenic Byway threads through the region, connecting forested trails, quiet coves, and scenic overlooks that showcase the Catskills' signature blend of rugged and cultivated landscape.

Just two hours by car to NYC, or utilize the Port Jervis train station just 30 minutes away. This combination of accessibility, seclusion, and curated lifestyle experiences makes La Finca an ideal base for both full-time living and weekend retreats.







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

MORE INFO

AT A GLANCE

- Year Built: 2008
- Bed/Bath: 2 / 2.5
- Sqft: 1,980
- Acres: 5.75
- SBL: 18.-1-1.8
- Road: Private

TOP AMENITIES

- Private country setting
- Brick fireplace with wood-burning insert
- Wide plank barn wood flooring
- Solar panels, low electric bills, EV charger
- Walk-out lower level with full bath
- Turn key and easy maintenance
- Classic farmhouse design in a newer build
- Woodsy, rocky outcroppings and level yard
- Seasonal vistas over the ridge

TAX INFO

- Town Tax: \$4,444 (2026)
- School Tax: \$5,422 (2025-2026)
- Total Taxes: \$9,866 (2026)

CONNECTIVITY

- Cell Service: Good with Verizon
- Internet Provider: Spectrum

FURNITURE + CONTENTS

Select contents available. Please inquire.

UTILITIES

- Electric: NYSEG + solar
- Energy: Electric (heat + cooling); propane (heat, water heater, cooking, dryer)
- Septic: Right side of house when facing it, last pumped 2019
- Water: Drilled Well
- Hot Water: Indirect heater via boiler (propane)
- Heat:
 - Radiant floor heat (hot water, propane): Main Level; Nest thermostat
 - Boiler (propane); last serviced 2015
 - Heat pumps (electric, installed 2020): Kitchen, Living Room, Primary Bedroom, Lower Level; remote thermostats
 - Electric baseboards: Bedrooms and Lower Level; wall thermostats
- Cooling:
 - Mini-splits (electric): Kitchen, Living Room, Primary Bedroom, Lower Level
 - Window AC (electric): Second Bedroom

APPLIANCES

- Wolf Range (propane, 2020)
- Fisher Paykel Fridge (2020)
- Bosch Dishwasher
- Bosch Hood Microwave/Vent
- Electrolux Washer and Dryer (propane, 2020)
- Solar Panels (2018)
- Tesla Powerwall (2018)
- Tesla EV charging (upgraded 2024)
- Soft Water System



Buyer to confirm all pertinent information .

MORE INFO (cont.)

NOTEWORTHY UPDATES

- Lower level finished - including second full bath addition - with Town permit (2016)
- Solar Panels (2018)
- Tesla Powerwall (2018) - stores energy for off-grid use and backup in the event of a power outage
- Tesla wall connector for EV charging (upgraded 2024)
- Mini-spilts / heat pumps (2020)
- Interior walls painted (2026)

NEWER APPLIANCES

- Wolf Range (2020)
- Fisher Paykel Fridge (2020)
- Electrolux Washer and Dryer (2020)

PCDS

Property Condition Disclosure Statement (PCDS) available upon request.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.

AUDIO RECORDING DEVICE

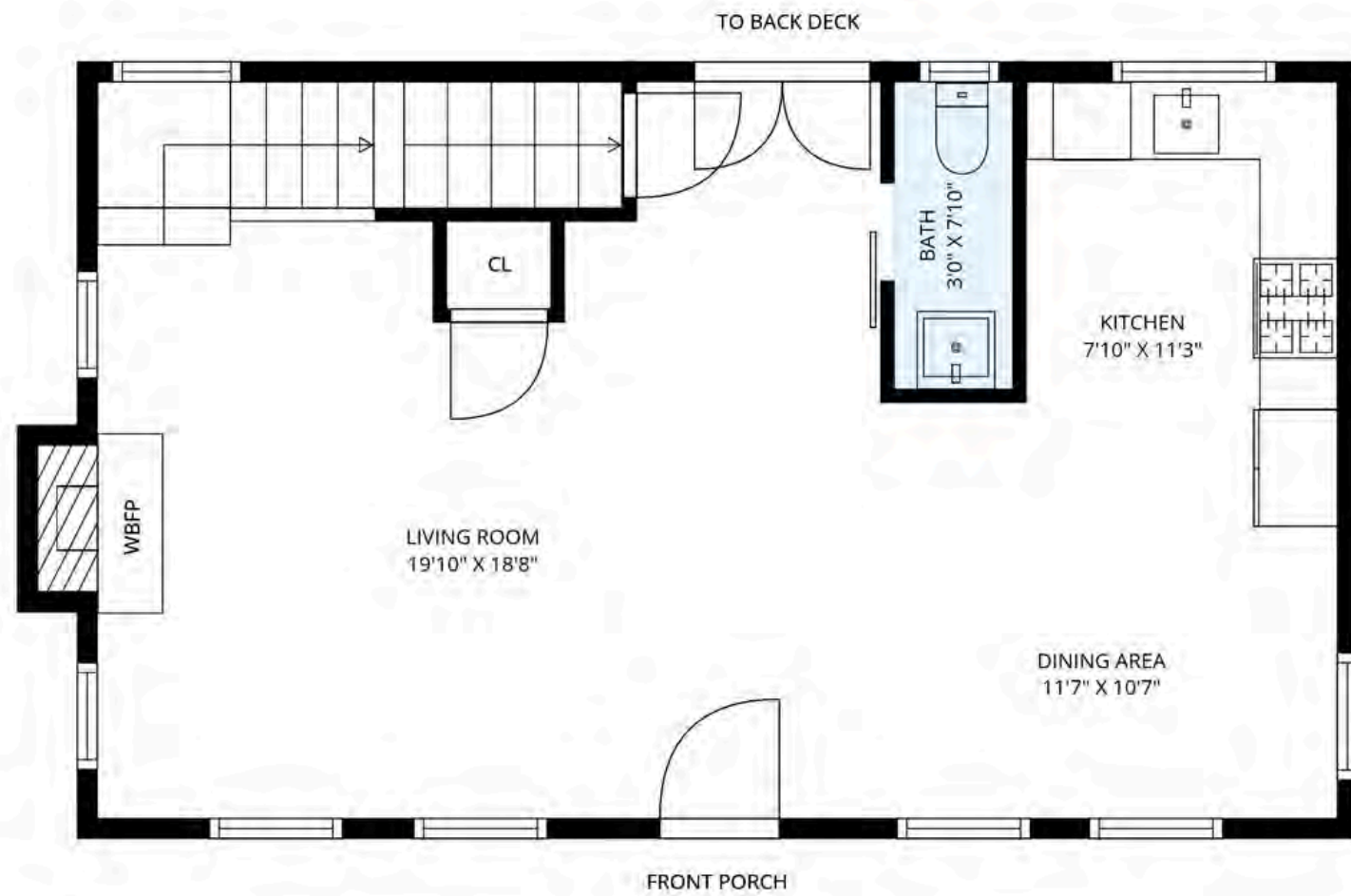
Ring cameras at front and back deck entrances.



SUMMERS AT LA FINCA

While La Finca is designed for year-round living, summer reveals a new relaxed rhythm. Breezy porch lounging, mature plantings, and a ready-to-grow vegetable garden set the tone for the season, while old stone walls and rocky outcroppings bring texture and a sense of place to the landscape. Evenings are made for campfires under open skies, and the level yard becomes a natural gathering space for lawn games, outdoor meals, and long, unhurried days.





MAIN LEVEL



UPPER LEVEL

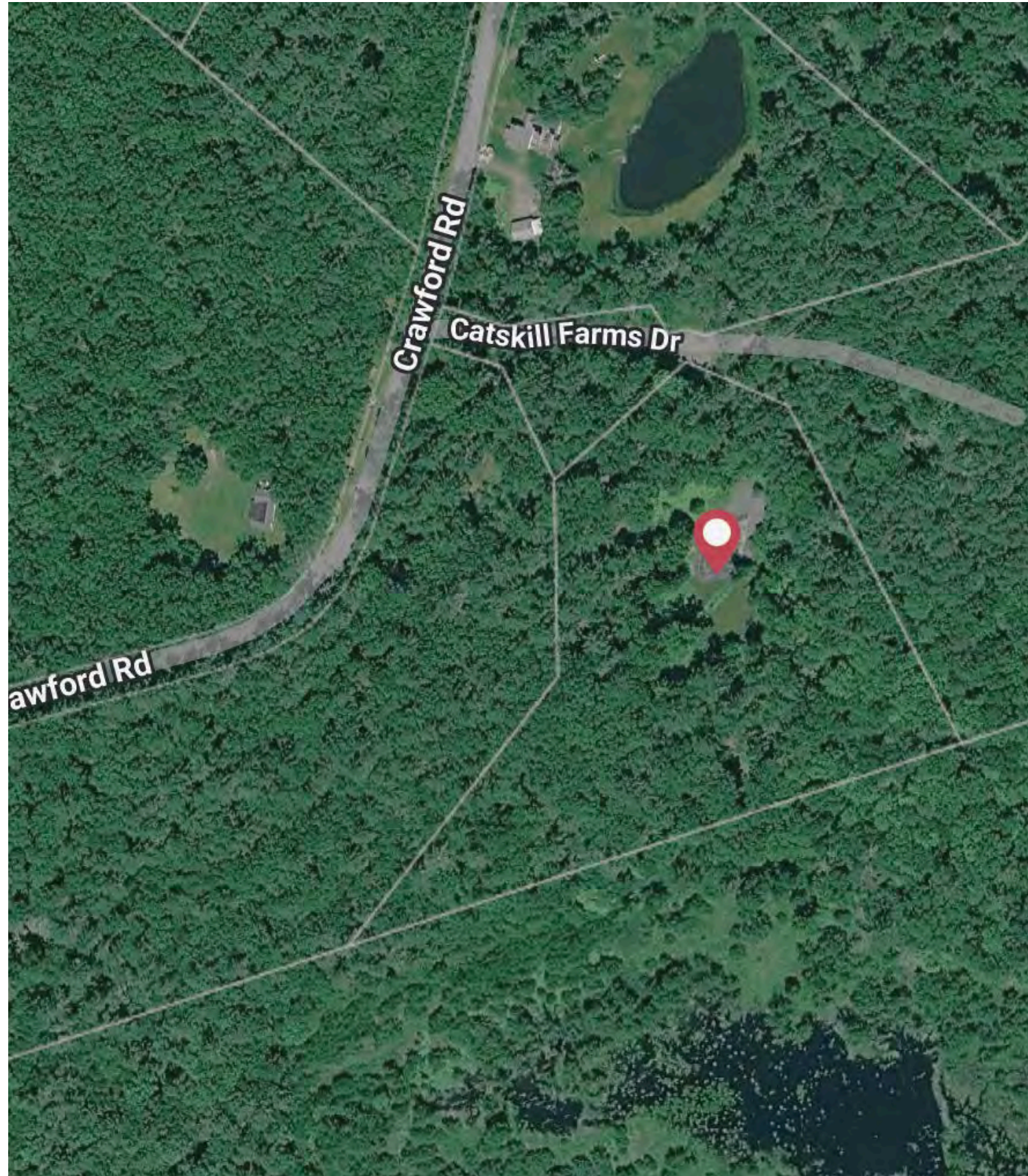


LOWER LEVEL

THE LAYOUT

- 1,980 sqft over three levels
- 2 bedrooms, 2.5 bathrooms
- Daylight lower level with full bathroom for flexible use

Notice: All floor plans for illustrative purposes only. We do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.



THE LAND

- 5.75 acres
- Enveloped by woods
- No neighbors in sight
- Private road



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