

HOLLYHOCK

49 YAUN ROAD, LIVINGSTON MANOR, NY 12758

FOR SALE BY ARLENA ARMSTRONG-PETOCK
ANATOLE HOUSE





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Introducing Hollyhock.

Hollyhock sits a long way back from a quiet country road on 10.13 acres of meadow, woods, and historic stone walls. The house is properly private and still only a few minutes from Livingston Manor's main street, which is the increasingly rare combination people drive up here to find. The interiors are where it gets interesting: someone has been making confident, pattern-loving, vintage-respecting decisions in every room, and the result is a house with actual personality.





STEP INSIDE

The first floor flows in a loop you'll want to walk twice. The living room is bright and white with raised panel wainscoting, a cast-iron woodstove on a stone hearth, a salon-style cluster of art, and enough plants on the chair rail to make a casual nursery. It opens straight into the kitchen, which has been redone with new appliances, stone countertops, greige cabinets, and open shelving to show off your ceramics and a rainbow of Le Creuset. Off the kitchen, the dining room goes fully committed: floral wallpaper above buttery yellow wainscoting, a yellow tray ceiling with a stenciled border, dark plank floors, and the most precious pendant light you ever did see. A library waits wrapped in deep blue-green walls with floor-to-ceiling built-in bookshelves, a vinyl listening zone, and enough seating to ride out a long rainy weekend. A floral-papered powder room rounds out the main level.

Upstairs is more restrained on purpose. The primary bedroom is calm and pale with framed botanical prints and an en suite full bath. Two additional bedrooms share the second full bath. The office sits in its own corner with a gallery wall of eclectic art and the kind of striped wingback chair that suggests reading more than answering emails. A full basement is ready for whatever you've got planned: gym, workshop, wine cellar, ambitious art project.



THE GROUNDS

Outside, historic stone walls thread through meadows that were clearly tended by someone who cared. The deep setback from the road is the kind you actually feel: you can sit on the new front porch without making eye contact with a single passing car. The back deck is generous and multi-level, with built-in bench seating that doubles as low planters, plus room for a dining table, lounge, and grill. And not to be missed: the mowed paths wandering through the back meadow, just past the fire pit.

THE LOCATION / LIVINGSTON MANOR, NY

Livingston Manor's main street is five minutes down the road, where Upward Brewing Company pours an excellent lager and Kaatskeller turns out wood-fired pizza worth the drive on its own. Main Street Farm provides excellent local groceries and takeaway sandwiches. For walking it all off, the Frick Pond Trail in the Willowemoc Wild Forest offers a manageable loop through hemlocks and beaver ponds, all about twenty minutes from the front door.







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

MORE INFO

AT A GLANCE

- Year Built: 2002
- Bed/Bath: 3 BR + Office / 2.5 BA
- Sqft: 2,080
- Acres: 10.13
- SBL: 17-1-1.3
- Road: Public
- Siding: Vinyl
- Roof: Shingle, 2023

TOP AMENITIES

- Totally private, set back from road ~700ft
- Vintage feel, 00s build
- Cleared, usable acreage
- Full walkout basement with high ceiling
- Primary suite with en suite bath + flex room
- New deck and porch

UTILITIES

- Electric: NYSEG, \$100/month
- Heat: Hot water baseboard, oil
- Cooling: Window units
- Sewer: Septic, 1000g
- Water: Drilled well
- Water heater: Boiler, oil, 2002
- Fuel: Oil, \$3,200/year

AUDIO RECORDING DEVICE

Security cameras on the premises.

APPLIANCES

- Fridge
- Oven/Range
- Dishwasher
- Microwave
- Washer
- Dryer
- Woodstove fireplace

DRIVEWAY/YARD

Private, gravel.

TAX INFO

- Town Tax: \$4,336
- School Tax: \$3,345

CONNECTIVITY

- Cell Service: Good
- Internet Provider: Spectrum, 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.



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