

BRUSH RIDGE

2114 Brush Ridge Road Fleischmanns, NY 12430

FOR SALE BY KAYLA MCNAMARA AND PAUL HEINTZ
ANATOLE HOUSE





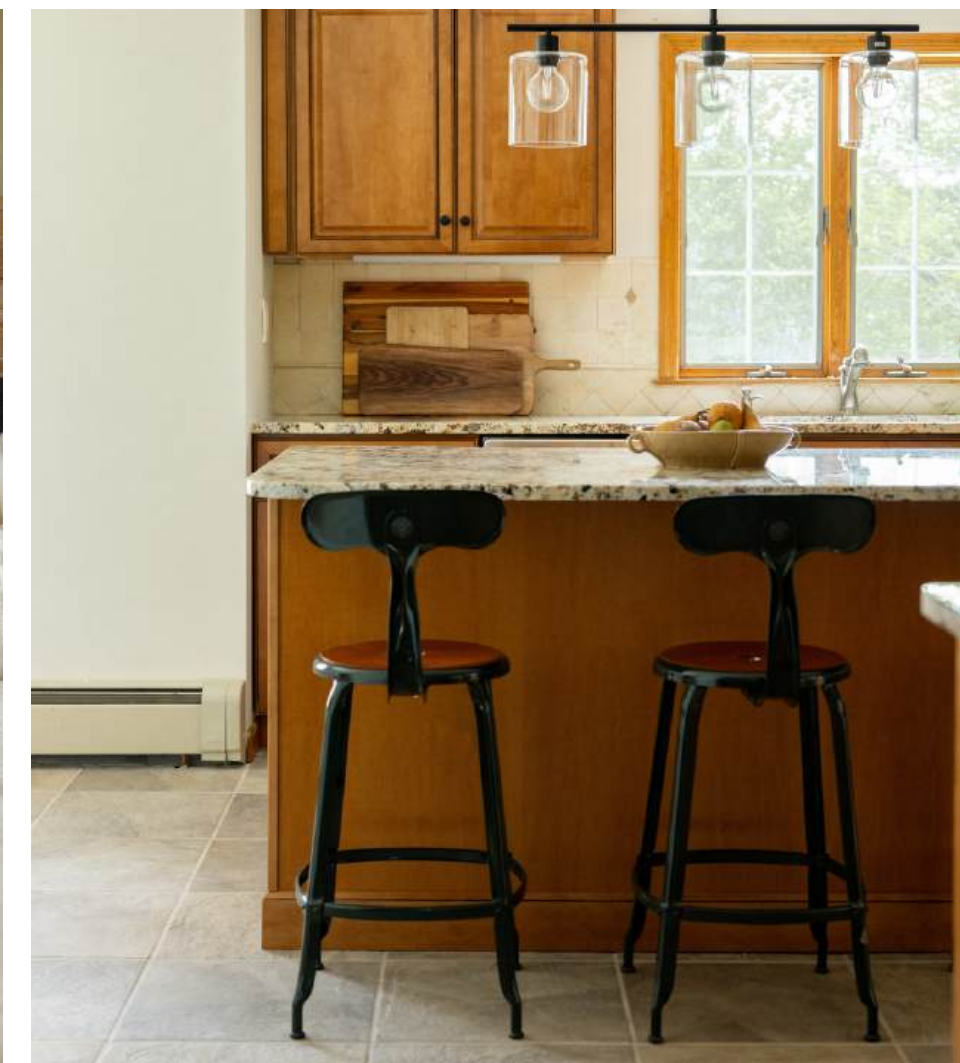
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Introducing Brush Ridge

Positioned on nearly seven acres of open mountain terrain, this four-bedroom retreat sits perched above the landscape of the Catskills High Peaks. The Belleayre ski slopes sit directly in the sightline. Mountain valleys fall away in every direction. From the wrap-around deck to the primary suite, the home is designed to take in the views from many vantage points, and the mountain top location offers exceptional privacy.





STEP INSIDE

At 3,700 square feet, the house is spacious, yet organized for both ease and privacy. The formal entry hall sets the stage for a home built to entertain, with marble floors and a bank of coat closets that transition naturally into the main living spaces. The living and dining room stretches 37 feet, with multiple windows framing distant peaks and a stone wood-burning fireplace anchoring the room. A second fireplace serves the family room, which connects to the renovated kitchen through an open, easy passage. The kitchen features stainless appliances, granite countertops, and a large granite island, with a breakfast area that catches the morning light and windows to the views outside.

The primary suite occupies its own floor upstairs, and includes a sitting room, en suite bath, and generous closet space, with the windows all oriented toward the mountain. Back on the main floor, three additional bedrooms open directly to the deck through sliding doors, yet are separated from the living spaces in a separate wing, perfect for quiet and privacy. Recent updates include a new roof, new light fixtures throughout, and fresh interior paint, giving the house a clean, move-in ready presence that belies its generous scale.



THE GROUNDS

Perched above the Catskills High Peaks on nearly seven acres, Brush Ridge offers sweeping views across mountain ridges and open valleys, with Belleayre's ski slopes visible directly from the deck. The grounds move naturally between manicured lawn, open meadow, and stands of mature trees, offering exceptional privacy and a sense of elevation that carries throughout the property.

THE LOCATION / FLEISHMANNS, NY

Belleayre Ski Center is minutes away. The surrounding terrain offers serious hiking, fly fishing on storied Catskill streams, including the Esopus and East Branch of the Delaware River and is in easy reach of regional favorites including the Phoenicia Diner, Peekamoose, and Urban Cowboy Lodge. The Pakatakan Farmers Market is about 15 minutes away for a weekend morning produce run. Delaware County offers a peaceful alternative with all the conveniences you might need for a vacation home, investment property, or full time residence. New York City is approximately 2.5 hours away.







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: 4 /3.5
- Sqft: 3,700
- Acres: 6.89
- SBL: 287.-4-24
- Road: Gravel
- Siding: Stone, vinyl
- Roof: Asphalt shingle - 2026

TOP AMENITIES

- Dual fireplaces
- 360 Mountain views
- Proximity to Bellearye
- Privacy
- Wraparound deck
- Spacious layout

UTILITIES

- Electric: 200+ amp service. NYSEG (\$150/ month). Meadow Solar account.
- Heat: Oil-fired hot water heat, wood burning fireplaces
- Water heater: Oil-powered
- Sewer: Septic
- Water: Well
- Fuel: Oil (~\$4,000 /year full time use basis.)
- Buried Fuel tank in process of being decommissioned and removed

AUDIO RECORDING DEVICE

Security camera with audio recording on premises

APPLIANCES

- Range/Range hood
- Refrigerator
- Dishwasher
- Washer/Dryer
- Microwave

TAX INFO

- Town Tax: \$5,738.67
- School Tax: \$4,283.64

CONNECTIVITY

- Cell Service: Good
- Internet Provider: MTC high speed fiber optic internet

FURNITURE + CONTENTS

Furnishings are negotiable

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone





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