

THE GABLES

95 FREMONT STREET CALLICOON, NY 12723

FOR SALE BY JILL BORENSTEIN
ANATOLE HOUSE





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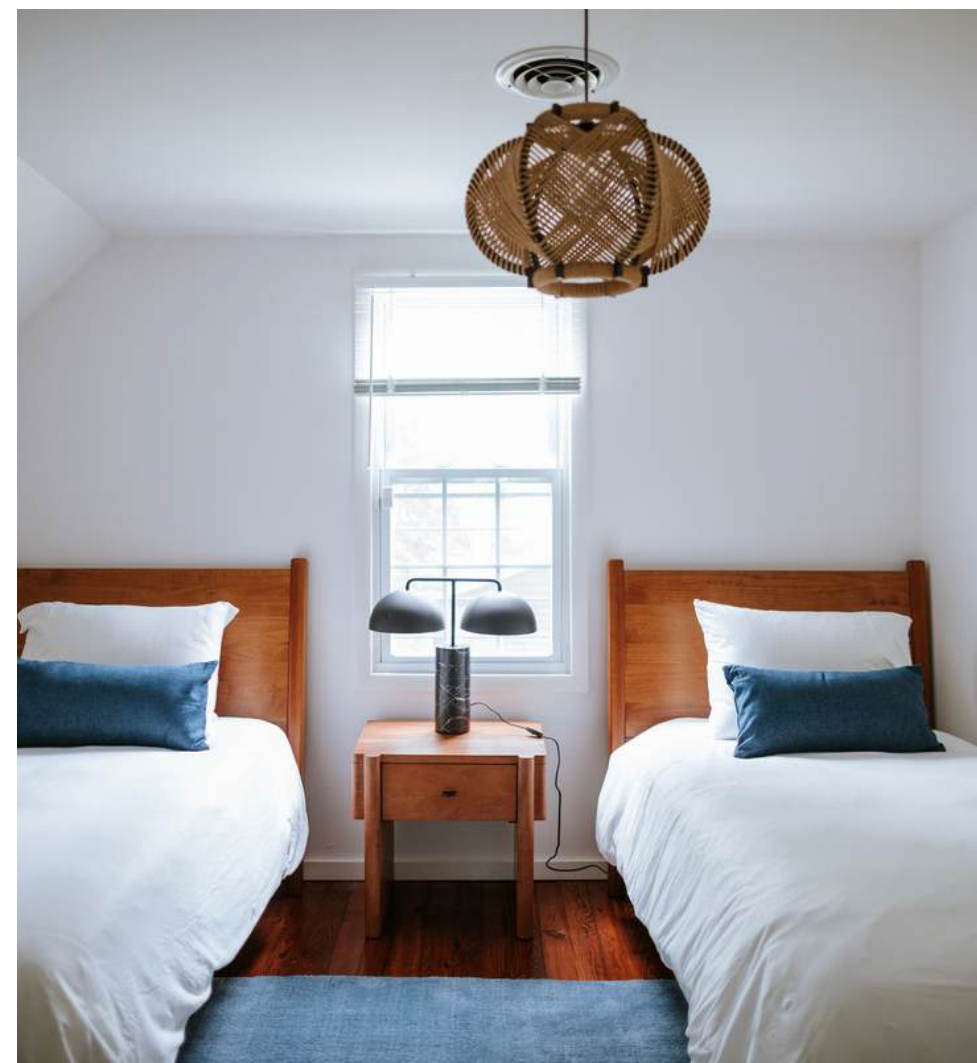


Historic character, modern ease, and room to gather.

The Gables presents a rare large-format Catskills property in the heart of Callicoon. Redesigned in 2025, this stunning home offers a compelling opportunity for investors seeking scale, design appeal, and immediate operational potential in one of Sullivan County's most vibrant destination markets.

Set on a half-acre parcel within walking distance to Callicoon's restaurants, shops, movie theater, and Delaware River access, the home pairs substantial guest capacity with the increasingly rare convenience of an in-town setting.







STEP INSIDE

Thoughtful updates have been introduced with a light touch, allowing the home's historic character to remain at the forefront. Original millwork, painted floors, oversized windows, and preserved architectural details provide a sense of continuity throughout the Gables. The three-story farmhouse unfolds through a series of bright, generously sized gathering spaces designed to foster both connection and retreat. The main living area centers around a wood-burning stove, while an open dining room and kitchen, finished with bluestone countertops and butcher block surfaces, are well-suited to large-format entertaining without sacrificing flow.

Beyond the shared spaces, the home reveals a collection of quieter moments: built-in window seats, intimate reading corners, and carefully framed views from one room to the next. Bedrooms embrace simplicity without sacrificing personality, with crisp white linens, botanical artwork, woven accents, and earthy textiles creating spaces that feel calm, inviting, and deeply restorative.

The bedroom configuration has been thoughtfully reimagined to maximize both flexibility and occupancy. The main level includes a guest bedroom and media/playroom. Upstairs, the second floor offers two oversized bedroom suites with dedicated lounge spaces, alongside an additional guest room and shared bath. The original third-floor layout remains intact, providing four additional bedrooms and a shared bathroom anchored by a clawfoot tub.

Just beyond the kitchen, a multi-level deck extends daily life outdoors. Bluestone steps descend toward a generous yoga and meditation platform positioned alongside a year-round stream, creating an amenity set equally suited to family gatherings or peaceful weekends in the Catskills.



THE GROUNDS

The half-acre parcel has been thoughtfully designed as a layered outdoor experience, with mature weeping cherry trees framing the covered front porch and a multi-level deck for al fresco dining and entertaining. A stream side platform, offers flexibility as an outdoor dining venue or yoga and meditation space. The grounds also include a spacious fenced lawn for children and pets, a woodland fire pit tucked beneath the trees, and a versatile solarium suited to gardening, quiet mornings, or cozy evenings in the cooler months.

THE LOCATION / CALLICOON, NY

One of The Gables' greatest assets is its location. Main Street Callicoon, with its small shops, dining destinations, historic movie theater, and wine bar, is just minutes away on foot. The nearby Delaware River offers some of the region's most celebrated fly fishing, along with opportunities for paddling and riverside recreation, while hiking trails and cycling routes are easily accessible throughout the surrounding countryside.







MORE INFO

AT A GLANCE

- Year Built: 1909
- Bed/Bath: 10bedrooms / 2 full bath + 2 half bath
- Sqft: 3,252
- Acres: 0.47
- SBL: 13.-3-13
- Road: Public
- Siding: Wood

TOP AMENITIES

- Stream in Backyard
- Back Deck(s) + Outdoor Dining
- Wood Burning Stove
- Walking distance to Callicoon Main St.
- Fire Pit

UTILITIES

- Electric: NYSEG
- Heat: Forced Air
- Cooling: Fans/Window AC Units
- Water Heater: Stand Alone
- Septic: Municipal
- Water: Municipal
- Fuel: Oil

AUDIO RECORDING DEVICE

None

APPLIANCES

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

TAX INFO

- Town Tax: \$8,043.87 (2026)
- School Tax: \$5,774.24 (2025)

CONNECTIVITY

- Cell Service: Poor
- Internet Provider: Spectrum

FURNITURE + CONTENTS

Full furnishings package available for an additional \$50,000

SHORT TERM RENTAL

Buyer to confirm allowable uses - Inquire for booking calender

FLOOD ZONE

Not located in an active flood zone

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



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