



Angler's Perch

82 COOKS BROOK RD, ROSCOE, NY 12776

FOR SALE BY ERICA KEBERLE
ANATOLE HOUSE



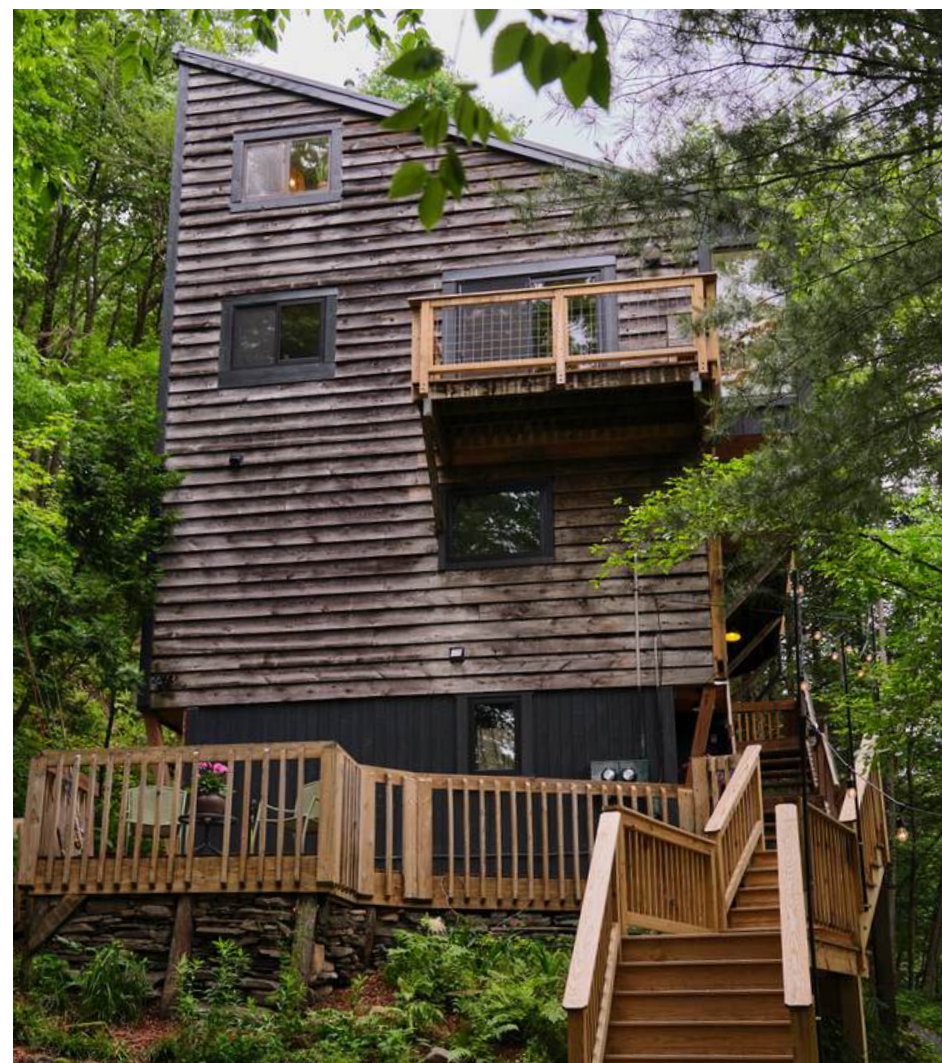
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*A postcard to your beau from Angler's Perch might simply read:
"High from the Catskills."*

Set above the Beaverkill River with the feeling of living among the trees, Angler's Perch is a one-of-a-kind retreat where winding pathways, layered living spaces, and river views create an experience that feels worlds away from the everyday. While it makes an excellent basecamp for fly fishing, hiking, dining, and exploring, don't be surprised if you find yourself reluctant to leave your perch.





STEP INSIDE

Designed around elevation, light, and connection to the outdoors, the upper main residence unfolds across multiple levels, each offering a distinct experience.

The entry level provides a practical landing zone with generous storage for coats, boots, and gear before opening to two bedrooms. The king-sized primary features an ensuite bath and walk-in closet with integrated laundry, while the second bedroom is surprisingly generous, offering abundant closet space and room to spread out.

Ascend another level to the heart of the home, centered around an open kitchen, dining, and living area framed by soaring ceilings, dramatic timber stairs, and expansive windows overlooking the Beaverkill. A beautiful kitchen in soft blue tones anchors the space, complete with a large breakfast bar ideal for casual meals.

Oversized windows blur the line between indoors and out, creating the feeling of being suspended among the trees. The living area is warm and inviting, with built-in bookshelves, a wood stove, and a cleverly concealed projection screen that transforms river-view evenings into movie nights. Just beyond, a screened-in deck extends the living space outdoors, creating an ideal setting for dining, reading, or simply listening to the river below. A second full bathroom on this level offers additional convenience.

Ascend once more via the home's sculptural timber stair to a loft level offering two distinct zones for lounging, working, reading, yoga, or hosting the inevitable overflow of friends who decide they'd like to stay "just a little longer." Built-in shelving and flexible open space allow this level to adapt to whatever the weekend requires.

Adding to the property's versatility is The Angler's Annex, a fully separate accessory dwelling unit located on the structure's lowest level. With its own entrance and separate electric meter, The Annex includes a queen-sized bedroom, full bathroom, living area, kitchenette, two closets, and easy access to its own lookout deck. Whether utilized for guests, a home office, creative studio, or potential income-producing opportunities, it dramatically expands the ways the property can be enjoyed.





THE GROUNDS

Entry begins beneath a vintage canoe suspended between impressive stone pillars - a fitting introduction to a property shaped by river life along the Beaverkill. From there, a series of winding paths, terraces, and stairways ascend through the landscape, proving that sometimes the journey really is part of the destination. Tucked into a dramatic hillside setting above the river, the grounds feel deeply private yet closely connected to the surrounding landscape. Hand-built stone walls, mature plantings, rocky outcroppings, and lush woods create a setting that rewards reflection. A screened-in deck just off the main living area offers elevated outdoor dining overlooking the river, while an additional surprise deck presents intriguing possibilities for a future owner to explore hot tub or sauna potential. A lower lawn is the perfect setting when a fire pit gathering is in order, while The Annex enjoys its own outdoor perch overlooking the surrounding landscape. A vintage shipping container conveniently placed next to the driveway serves as a functional gardening shed.

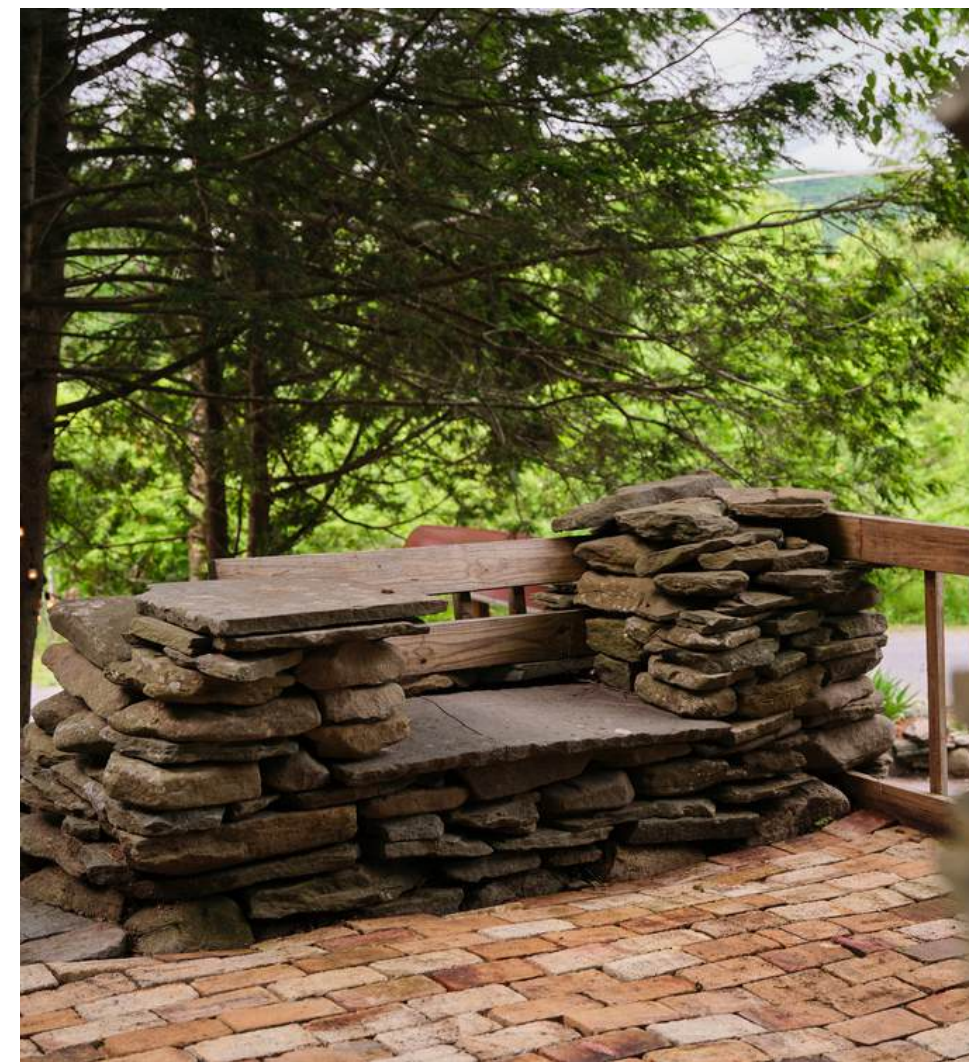
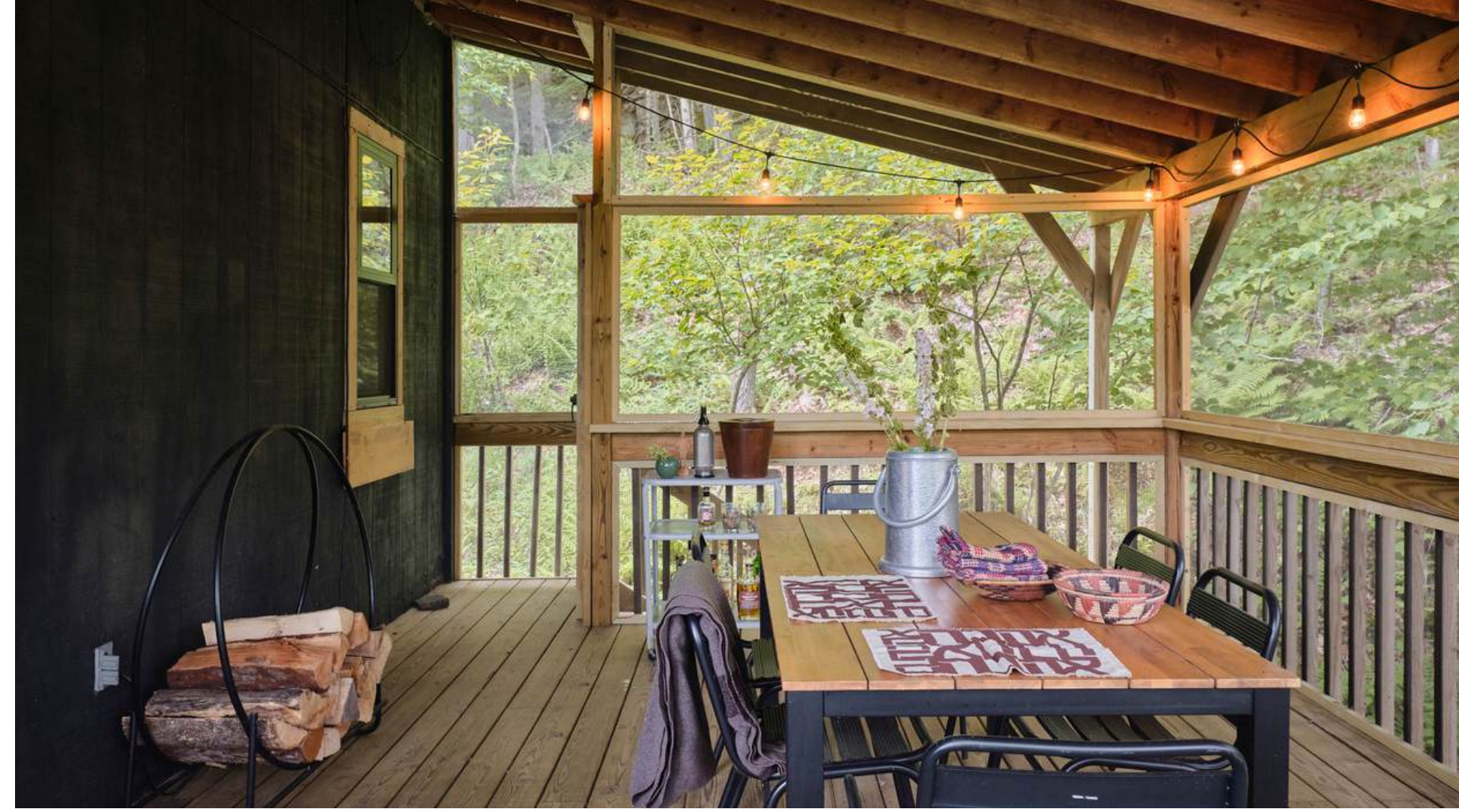
Whether following the meandering brick pathways or the timber stairways that climb through the property, every route offers a slightly different perspective of the river, woods, and surrounding hills.

THE LOCATION / ROSCOE, NY

Located just outside Roscoe - known affectionately as Trout Town, USA - Angler's Perch offers immediate access to some of the Catskills' most celebrated rivers, trails, and small-town destinations. The Beaverkill River has long drawn anglers from around the world, while the surrounding Catskills offer endless opportunities for hiking, paddling, swimming, and exploration. Less than 10 minutes away, Roscoe offers local favorites including The Junction, Do Good Spirits, and Roscoe Beer Company. A short 20-minute drive to Livingston Manor and Callicoon offers more options, with destinations including The Kaatskeller, Upward Brewing Company, Sunshine Colony, Walk In/Stumble Out, and Callicoon Wine Merchant.

Roughly two hours from New York City - but a world apart - Angler's Perch offers a rare combination of architectural character, flexibility, natural beauty, and access to the very best of life in Trout Town.







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

MORE INFO

AT A GLANCE

- Year Built: 2004 (estimated)
- Bed/Bath: 3 / 3
- Sqft: 2,298 (floor plan estimation)
- Acres: 0.17 (per survey)
- SBL: 445.2-1-44.2
- Road: Public

TOP AMENITIES

- Unique “treehouse” design
- Stunning river and hilltop views
- Separate first-level 1-bed apartment
- Multi-level decks and porches
- Many recent modern updates

TAX INFO

- Town Tax: \$456.07 (2026 Town of Colchester)
- School Tax: \$791.30 (2025-2026 Rockland CSD)
- Total Taxes: \$1,247.37 (2026)

SHORT TERM RENTAL

Please contact [The Town of Colchester](#) for any current regulations. Buyer to verify all intended uses.

CONNECTIVITY

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

UTILITIES

- Electric: NYSEG; Circuit breakers in primary bedroom and mechanical room; Two electric meters (main house + the annex)
- Propane: Amerigas (tanks are rented)
- Boiler (heat + hot water): On-demand propane boiler (2021), last serviced 2026
- Septic: Next to driveway, last pumped 2026
- Town Water: Water main inside shipping container next to driveway.

Main House:

- Heat: Hydronic baseboards (propane) + ductless mini-splits (electric) + woodstove (supplemental heat)
- Cooling: Ductless mini-splits (electric) + ceiling fans
- Hot Water: On-demand boiler (propane)

The Annex:

- Heat: Hydronic baseboards (propane) + ductless mini-splits (electric)
- Cooling: Ductless mini-splits (electric)
- Hot Water: On-demand boiler (propane)

APPLIANCES

Main House:

- Fridge (2023)
- Range/Oven (electric induction, 2023)
- Dishwasher (2023)
- Cooking hood/microwave (2023)
- Washer and Dryer (electric, 2021)

The Annex:

- Mini-fridge (2022)
- Microwave (2022)



Buyer to confirm all pertinent information .

MORE INFO (cont.)

NOTEWORTHY UPDATES

No permits were issued for the following work. The sellers are not aware of any open permits. Buyer to verify all.

- New metal roof and gutters (2021)
- All new windows and sliding doors installed (2021-2023), except for the two loft windows
- New exterior doors throughout (except for storage room and machine room)
- New on-demand propane boiler/water heater (2021)
- Ductless mini-splits (2022)
- Full kitchen renovation (2023-2024)
- Primary ensuite bathroom renovated (2024)
- The Annex kitchenette and bathroom renovated (2022-2023)
- Morso wood stove and chimney (2021)
- New flooring throughout (2021-2024)

PROPERTY DISCLOSURES

Baseboard heat in the loft is not working. Has not affected use of this space due to supplemental heat from the main living area.

Property Condition Disclosure Statement (PCDS) available upon request.

FLOOD ZONE

Not located in an active flood zone.

FURNITURE + CONTENTS

The following furnishings are included with the sale:

- Main House:
- Living room couch
 - Dining table and chairs
 - Plant shelf by windows
 - Loft bookshelves
 - Projector screen (in living room)
 - Metal bed frame and mattress in second bedroom (excludes wood headboard)
 - Primary bedroom Floyd bed frame and mattress
 - Green outdoor table and green chairs on lower deck
 - Window treatments (excludes Annex bathroom curtain)

- The Annex:
- Marble coffee table
 - Window treatments (excludes bathroom curtain)

- Other:
- Vintage shipping container / garden shed next to driveway

Additional furnishings may be availalbe for separate purchase. Please inquire.

ANGLER'S ANNEX

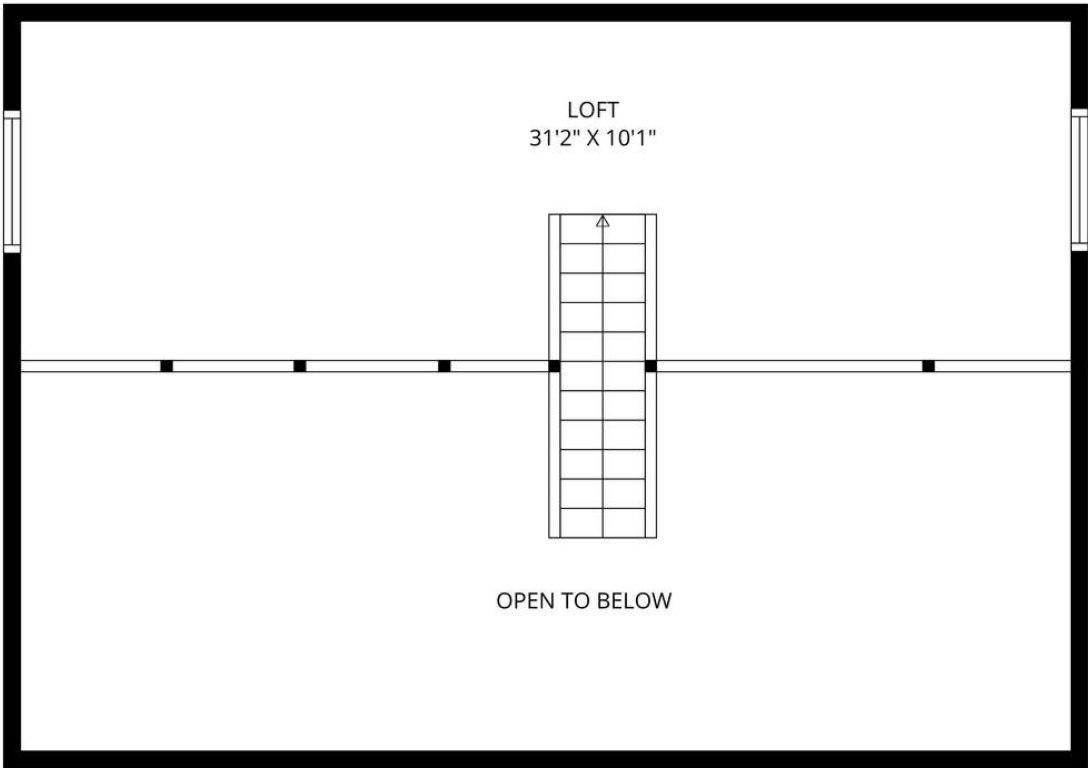
Adding to the property's versatility is a fully separate accessory dwelling unit located on the structure's first level:

- Separate entrance
- Separate electric meter
- Queen-sized bedroom
- Kitchenette with sink, mini-fridge, and microwave
- Two closets

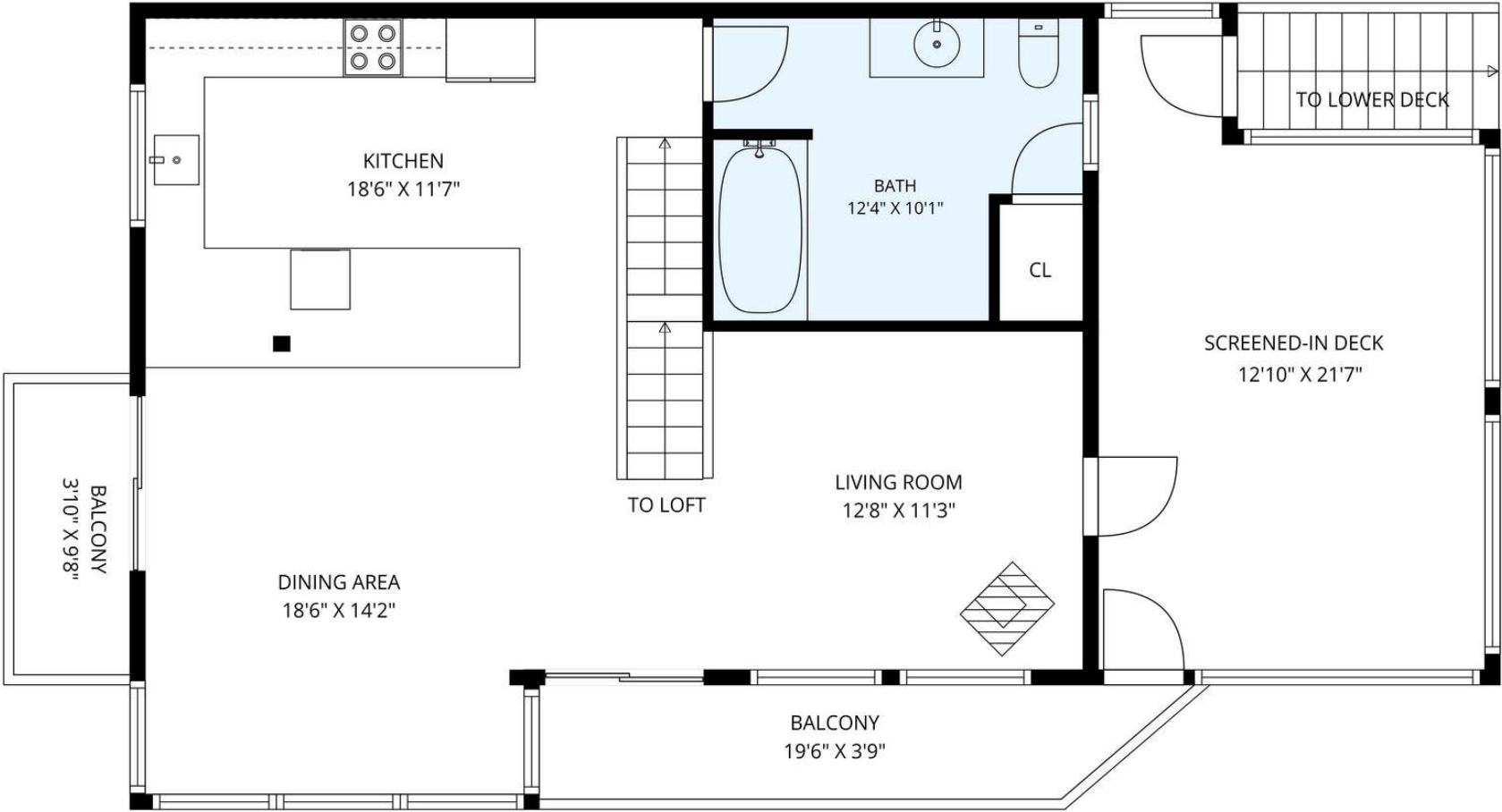
Also on this level:

- Large storage area
- Mechanical room

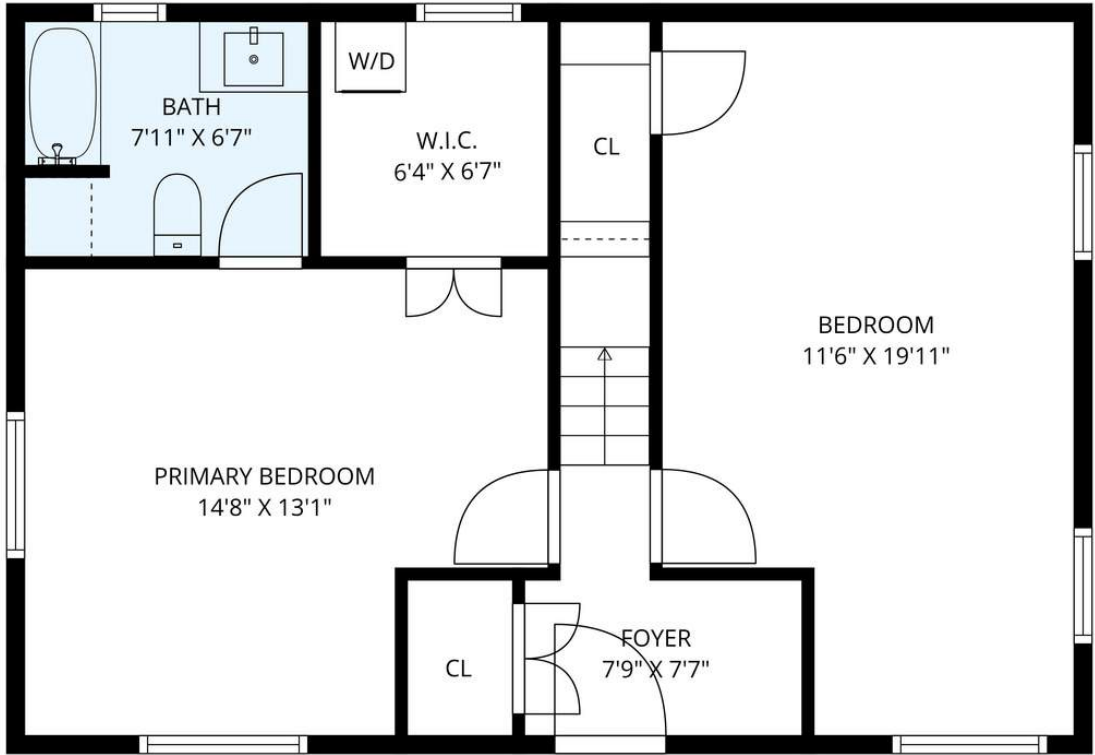




TOP LEVEL - THE LOFT



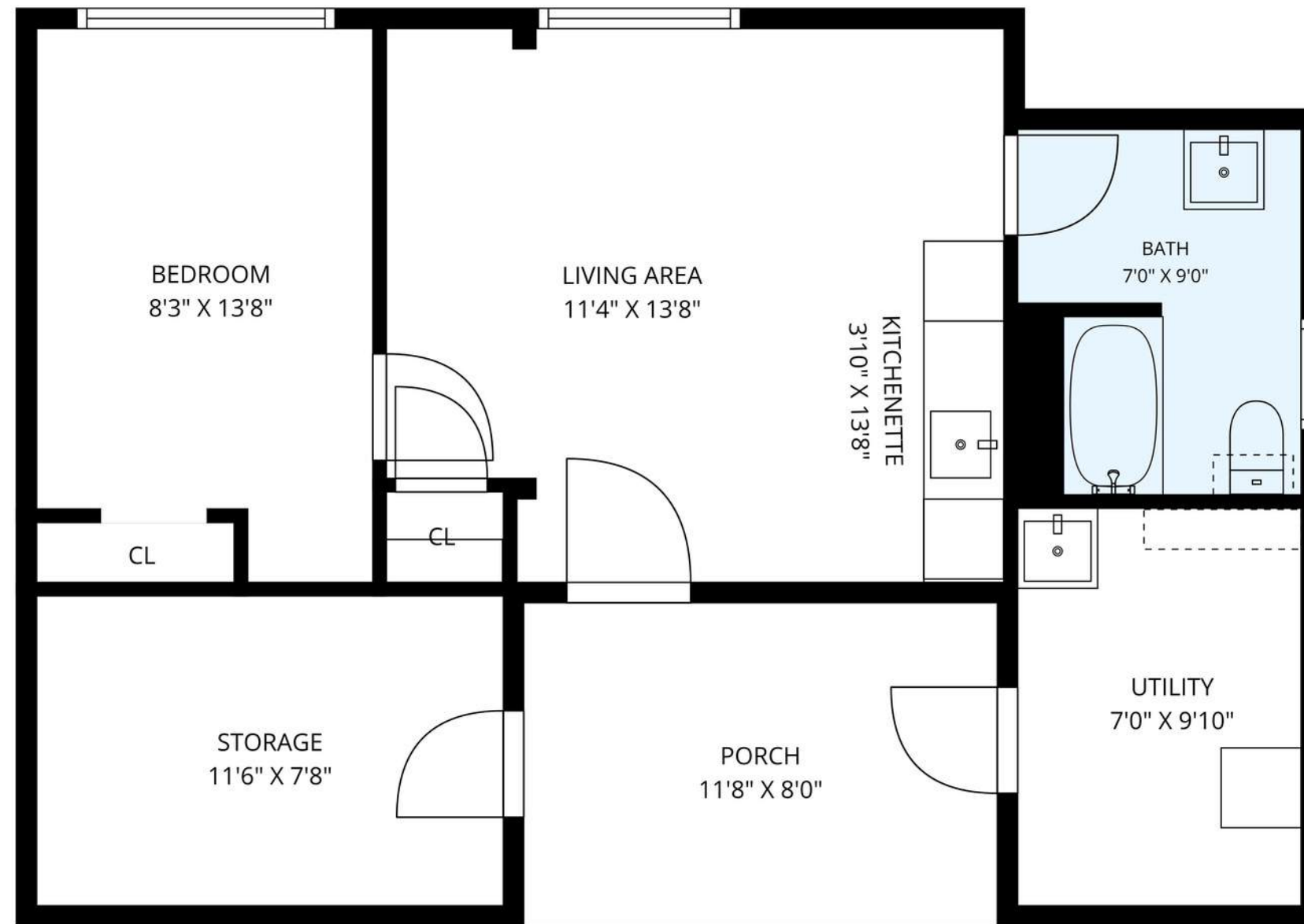
3RD LEVEL - KITCHEN & LIVING AREAS



2ND LEVEL - MAIN ENTRY / BEDROOMS

THE LAYOUT - MAIN HOUSE

- 1,838 sqft over three levels (floor plan estimation)
- 2 bedrooms, 2 bathrooms
- Screened-in deck
- 2 balconies



1ST LEVEL - THE ANNEX

THE LAYOUT - ANGLER'S ANNEX

- 460 sqft (floor plan estimation)
- 1 bedroom, 1 bathroom

Also on this level:

- Large storage room
- Mechanical room
- Lookout deck



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