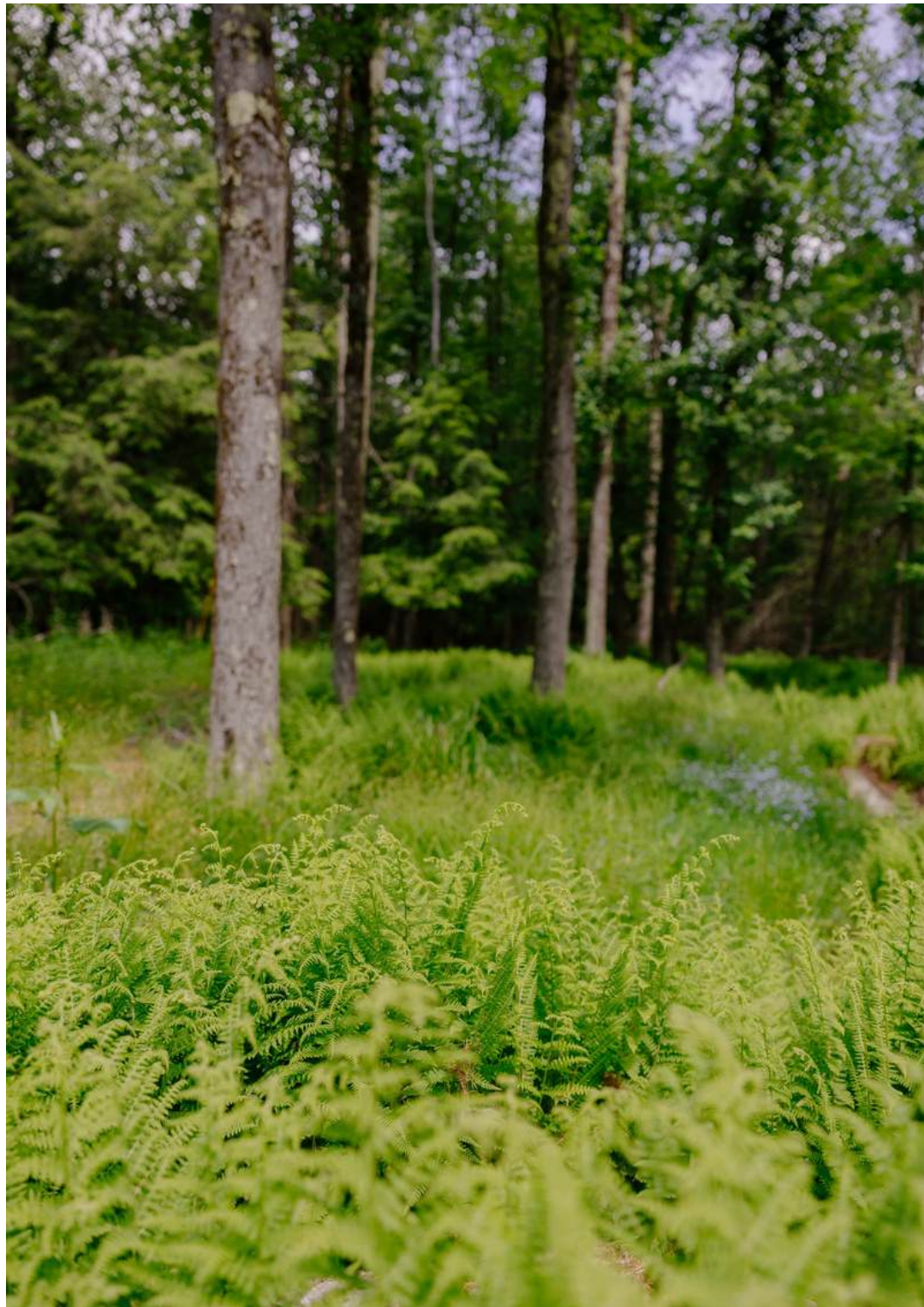




SHANDELEE FOREST

TBD CHURCH LAKE ROAD, LIVINGSTON MANOR, NY 12758

FOR SALE BY ARLENA ARMSTRONG-PETOCK,
ANATOLE HOUSE



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It's rare to come across improved land where the long, often unglamorous work of preparing to build has already been done.

Fourteen surveyed acres of mature and wonderfully wild timber situate Shandeele Forest at the base of the Catskill Park. This dreamscape is threaded with historic walking paths, rock formations, fern fields, and set in the wooded hills just outside Livingston Manor.





STEP OUTSIDE

The engineer-approved homesite has been cleared, with a new private road cut in and electric run to the driveway. A new well and new septic system suitable for a four bedroom home are already installed. Architectural plans by Material Design Build, drawn specifically for the site, accompany the land, making this a starting point, or a finished one, depending on your desires.



MORE INFO

AT A GLANCE

- Acres: 14.38
- SBL: 2-1-28
- Road: Private

TOP AMENITIES

- Privacy
- Land improvements (see below)
- Architectural drawings / ready to build
- Mature forests
- 5 minutes to Livingston Manor

LAND IMPROVEMENTS

- Road: Private road expanded to lot entrance
- Driveway: New driveway cut to build site
- Build site: Engineer-approved built site cleared
- Septic: 1250g concrete septic system installed in 202x
- Water: Drilled well installed in 2021
- Electric: NYSEG, poles run to driveway 2021

FLOOD ZONE

Located outside of any flood zone.

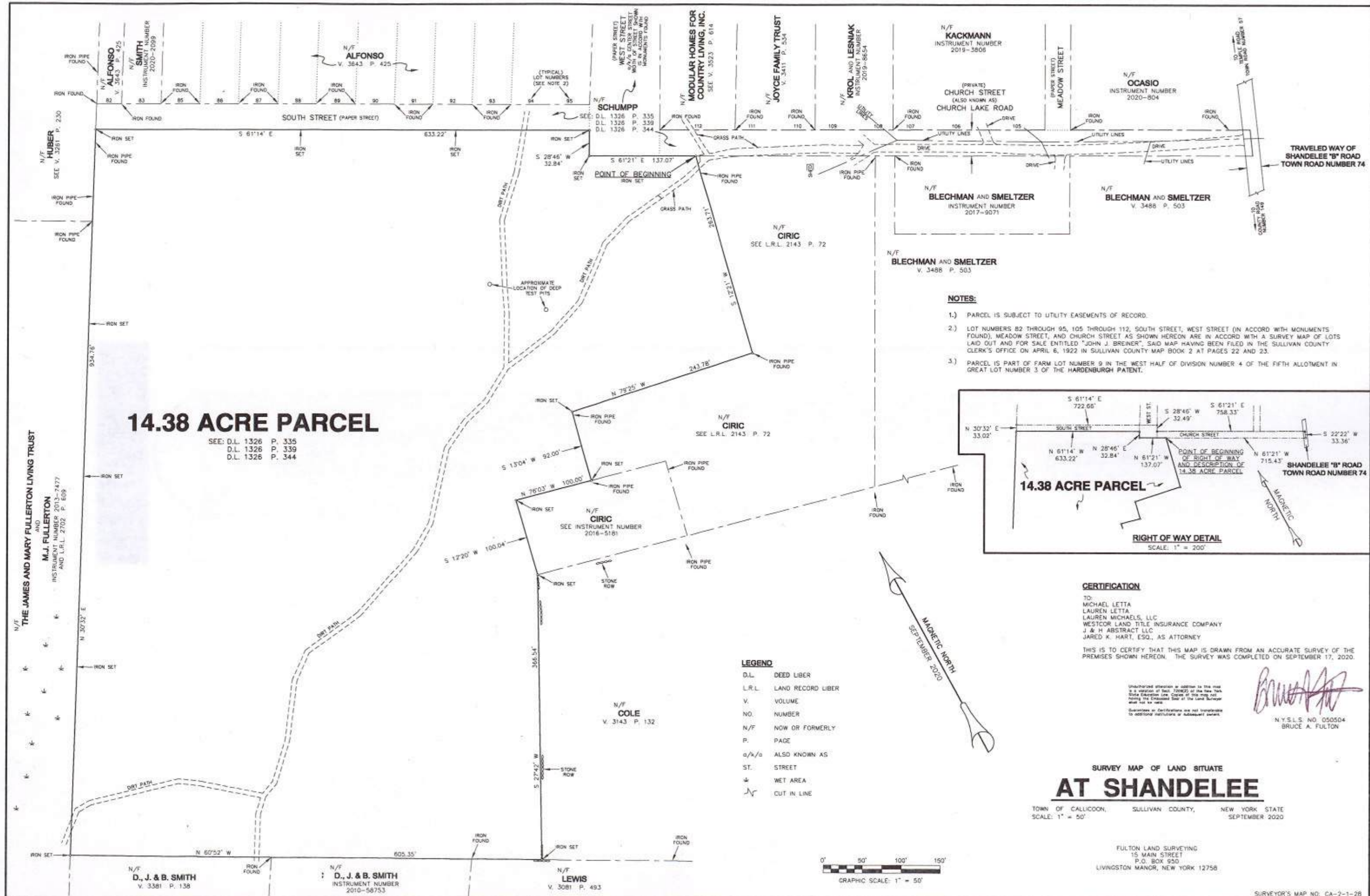
CONNECTIVITY

- Cell Service: Decent
- Internet Provider: High-Speed Spectrum Cable available at road

SHORT TERM RENTAL

Buyer to confirm allowable uses.

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

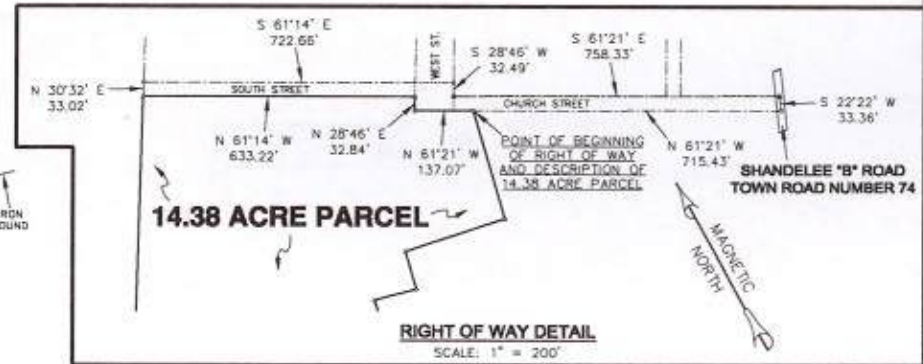


14.38 ACRE PARCEL

SEE: D.L. 1326 P. 335
 D.L. 1326 P. 339
 D.L. 1326 P. 344

NOTES:

- 1.) PARCEL IS SUBJECT TO UTILITY EASEMENTS OF RECORD.
- 2.) LOT NUMBERS 82 THROUGH 95, 105 THROUGH 112, SOUTH STREET, WEST STREET (IN ACCORD WITH MONUMENTS FOUND), MEADOW STREET, AND CHURCH STREET AS SHOWN HEREON ARE IN ACCORD WITH A SURVEY MAP OF LOTS LAID OUT AND FOR SALE ENTITLED "JOHN J. BRENER", SAID MAP HAVING BEEN FILED IN THE SULLIVAN COUNTY CLERK'S OFFICE ON APRIL 6, 1922 IN SULLIVAN COUNTY MAP BOOK 2 AT PAGES 22 AND 23.
- 3.) PARCEL IS PART OF FARM LOT NUMBER 9 IN THE WEST HALF OF DIVISION NUMBER 4 OF THE FIFTH ALLOTMENT IN GREAT LOT NUMBER 3 OF THE HARDENBURGH PATENT.



CERTIFICATION

TO:
 MICHAEL LETTA
 LAUREN LETTA
 LAUREN MICHAELS, LLC
 WESTCOR LAND TITLE INSURANCE COMPANY
 J & H ABSTRACT LLC
 JARED K. HART, ESQ., AS ATTORNEY

THIS IS TO CERTIFY THAT THIS MAP IS DRAWN FROM AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON. THE SURVEY WAS COMPLETED ON SEPTEMBER 17, 2020.

Unauthorized alteration or addition to this map is a violation of Sect. 7209(2) of the New York State Education Law. Copies of this map not bearing the Enclosed Seal of the Land Surveyor shall not be valid.
 Guarantees or Certifications are not transferable to additional institutions or subsequent parties.

[Signature]
 N.Y.S.L.S. NO. 050504
 BRUCE A. FULTON

LEGEND

- D.L. DEED LIBER
- L.R.L. LAND RECORD LIBER
- V. VOLUME
- NO. NUMBER
- N/F. NOW OR FORMERLY
- P. PAGE
- q/a/o ALSO KNOWN AS
- ST. STREET
- W. WET AREA
- CUT IN LINE



SURVEY MAP OF LAND SITUATE AT SHANDELEE

TOWN OF CALICOON, SULLIVAN COUNTY, NEW YORK STATE
 SCALE: 1" = 50'

FULTON LAND SURVEYING
 15 MAIN STREET
 P.O. BOX 950
 LIVINGSTON MANOR, NEW YORK 12758



THE NEIGHBORHOOD / SHANDELEE

A few minutes' walk down quiet paths brings you to Shandeelee Lake, a non-motorboat lake at the heart of the neighborhood, which provides a beautiful view to share with a coffee or your post-run stretch.

THE LOCATION / LIVINGSTON MANOR, NY

Livingston Manor is one of the most quietly coveted villages in the Western Catskills, with a few walkable blocks that hold design shops, cafes, a charming general store, toy store, gear shop, wine bar, even a world-class art gallery and more. The Beaverkill and the Willowemoc rivers, widely considered the birthplace of American fly fishing, flank the town. The property sits in the forested hills just minutes beyond town, close enough to pop down for coffee, far enough that the only sound at night is the forest. Two and a half hours from the George Washington Bridge places it firmly within weekend reach of New York City, while remaining unmistakably its own magical corner of the world.





ARLENA ARMSTRONG-PETOCK

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