



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 Shandeelee 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.



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

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 be stamped
- 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 2022
- Water: Drilled well installed in 2021
- Electric: NYSEG, poles run to driveway 2021

FLOOD ZONE

Located outside of any flood zone.

TAX INFO

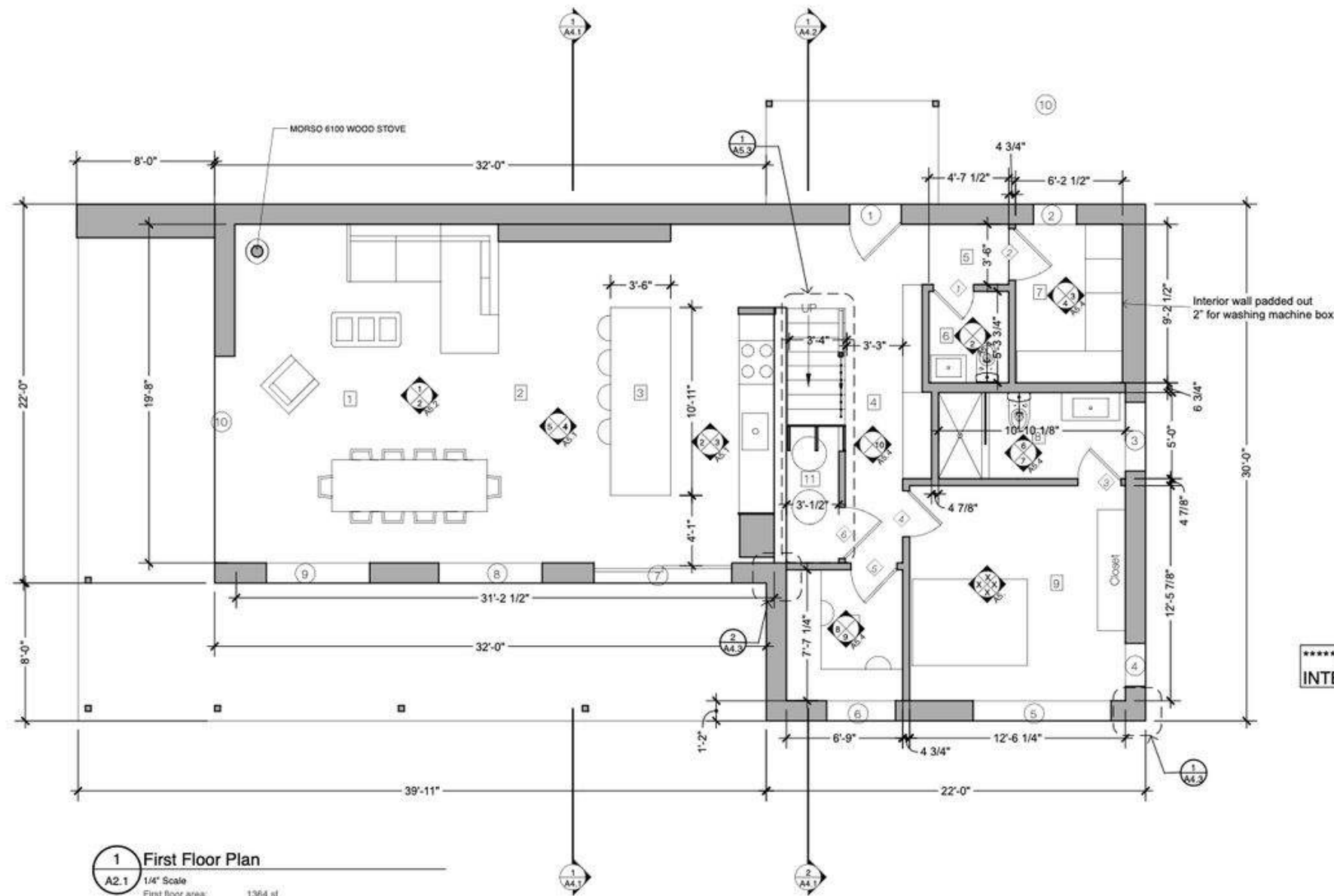
- Town Tax: \$568
- School Tax: \$633

CONNECTIVITY

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

SHORT TERM RENTAL

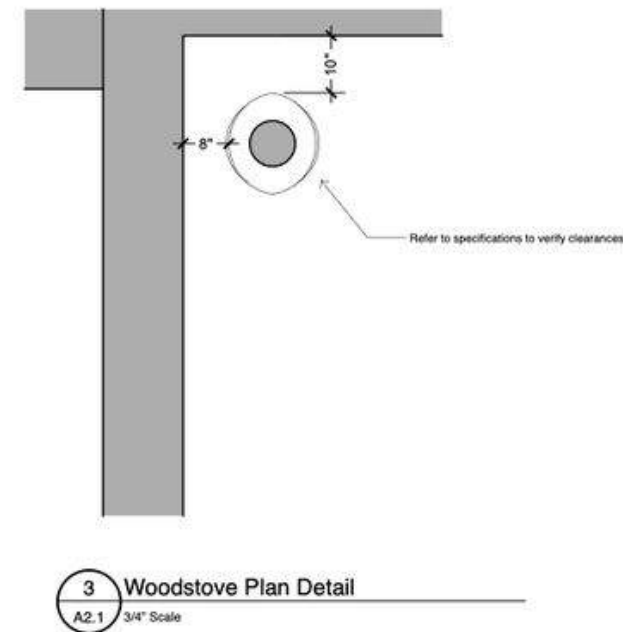
Buyer to confirm allowable uses.



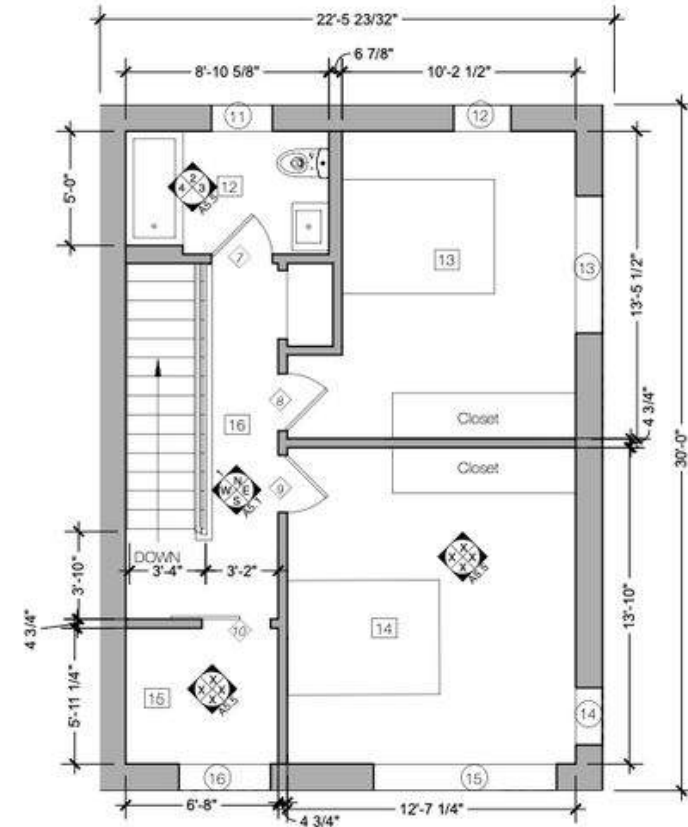
ROOM KEY						
TAG #	ROOM	FLOOR FINISH	FLOOR AREA sq ft	CEILING FINISH	WALL PAINT	CEILING PAINT
1	Living	Polished concrete	615	T+G 1x6 wood	TBD	Woca Wood Lye + White oil
2	Dining	Polished concrete		T+G 1x6 wood	TBD	Woca Wood Lye + White oil
3	Kitchen	Polished concrete		T+G 1x6 wood	TBD	Woca Wood Lye + White oil
4	Main Hall	Polished concrete	66	5/8" GWS Level 4	TBD	
5	Side Hall	Polished concrete	17.5	5/8" GWS Level 4	TBD	
6	Powder Room	Polished concrete	25	5/8" GWS Level 4	TBD	
7	Mech/Laundry Room	Polished concrete	57	5/8" GWS Level 4	TBD	
8	Master Bedroom	Polished concrete	54	5/8" GWS Level 4	TBD	
9	Master Bedroom	Polished concrete	154	5/8" GWS Level 4	TBD	
10	Office	Polished concrete	51	5/8" GWS Level 4	TBD	
11	Stair Closet	Polished concrete	42	5/8" GWS Level 4	TBD	
12	Guest Bath	3/4" T+G Hardwood	44	5/8" GWS Level 4	TBD	
13	Guest Room 01	3/4" T+G Hardwood	146	5/8" GWS Level 4	TBD	
14	Guest Room 02	3/4" T+G Hardwood	174	5/8" GWS Level 4	TBD	
15	Play Room	3/4" T+G Hardwood	40	5/8" GWS Level 4	TBD	
16	Hall	3/4" T+G Hardwood	64	5/8" GWS Level 4	TBD	

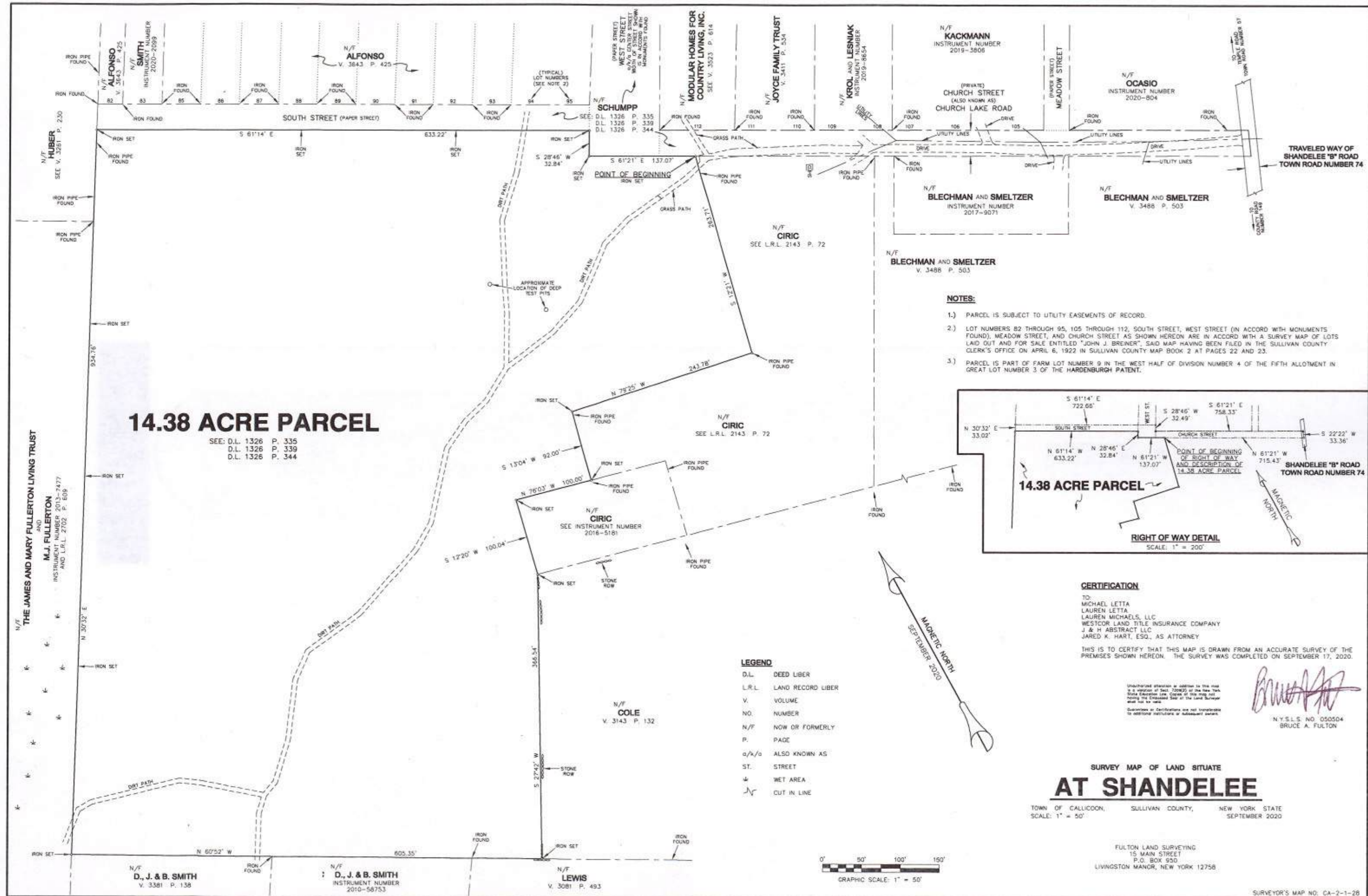
INTERIOR DOOR SCHEDULE					
TAG #	ROOM	WIDTH	HEIGHT	JAMB DEPTH	NOTES
1	Powder Room	2'-4"			
2	Mechanical Room	3'-0"			
3	Master Bath	2'-6"			
4	Master Bedroom	2'-9"			
5	Office	2'-8"			
6	Stair	3'-0"			
7	Guest Bath	2'-8"			
8	Guest Room 01	2'-6"			
9	Guest Room 02	2'-6"			
10	Playroom	3'-0"			Sliding

WINDOW + EXTERIOR DOOR SCHEDULE					
TAG #	ROOM	WIDTH	HEIGHT	SILL HT	NOTES
1	Entry	3'-0"	8'-0"	N/A	In-swing, tempered glass
2	Mechanical	2'-6"	4'-6"	3'-6"	Tilt-turn
3	Master Bath	4'-0"	3'-0"	5'-0"	Tilt-turn
4	Master Bedroom	2'-6"	5'-0"	2'-6"	Awning
5	Master Bedroom	8'-0"	5'-6"	2'-6"	Tilt-turn
6	Office	4'-0"	5'-6"	2'-6"	Tilt-turn
7	Kitchen	8'-0"	8'-0"	N/A	Left and slide; tempered glass
8	Dining	6'-0"	5'-6"	2'-6"	Tilt-turn
9	Living	6'-0"	5'-6"	2'-6"	Tilt-turn
10	Living	12'-0"	8'-0"	N/A	TBD
11	Guest Bath	2'-8"	5'-0"	3'-0"	Tilt-turn
12	Guest Room 01	2'-6"	5'-0"	3'-0"	Tilt-turn
13	Guest Room 01	6'-0"	5'-0"	3'-0"	Tilt-turn
14	Guest Room 02	2'-6"	5'-0"	3'-0"	Tilt-turn
15	Guest Room 02	8'-0"	5'-0"	3'-0"	Tilt-turn
16	Hall	4'-0"	5'-0"	3'-0"	Tilt-turn



*****NOTE: EXTERIOR DIMENSIONS ARE TO FACE OF FRAMING
INTERIOR DIMENSIONS ARE TO FACE OF FINISH*****







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.





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