



WILD WILLOW

657 Vosenkill Road Catskill, NY 12414

FOR SALE BY KAYLA MCNAMARA



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Introducing Wild Willow

Welcome to a fully renovated, one-floor retreat on a beautifully landscaped lot in the Catskill foothills. Great bones and grounds that feel like a private garden all within minutes from your favorite Catskills and Hudson Valley favorites.





STEP INSIDE

At 2,176 square feet, the house is laid out for easy, intuitive one-floor living. A foyer off the front entry opens into the dining room, with the kitchen positioned just behind it. The kitchen is well-appointed with stainless steel appliances, a coffee bar, and a sliding door connects directly to the back deck, making indoor-outdoor flow effortless. Step down into the sunken great room, where vaulted ceilings, a cozy woodstove, and French doors to the garden create a warm and inviting heart of the home. On the opposite end of the house, three well-proportioned bedrooms line a long hallway, including a primary with an ensuite bath and an additional renovated bathroom serving the remaining bedrooms.



THE GROUNDS

Set on a privately situated lot along a quiet country road, this three-bedroom retreat offers a rare combination of seclusion and ease. A willow tree anchors the front of the property, and the grounds unfold into wildflower gardens with cut trails, mature trees, perennial plantings, and manicured landscaping. A fire pit, garden shed, and back deck with a dedicated dining setup make the outdoor spaces as livable as the interior.

THE LOCATION / CATSKILL & ATHENS

Wild Willow is in easy reach of some of the region's best. The Village of Catskill is 10 minutes away , with the Avalon Lounge, HiLo, and Kaaterskill Market anchoring a creative, unpretentious local scene. Hudson is a short drive and needs no introduction, with its galleries, restaurants, and weekend energy. The Village of Athens is just 8 minutes away, with cafes and Hudson waterfront access. This is a property that works equally well as a full-time residence, a weekend retreat, or an income-producing rental. New York City is approximately two hours away.







Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses
Known Conditions: Aged roof. Boiler and AC serviced with repairs underway. Septic and well inspections underway; results
available upon request.

MORE INFO

AT A GLANCE

- Year Built: 1972
- Bed/Bath: 3/2
- Sqft: 2,176
- Acres: .68 Acres
- SBL: 104.00-1-14 & 104.00-1-15
- Road: Paved
- Siding: Vinyl
- Roof: Asphalt shingle

TOP AMENITIES

- Wood burning stove
- Back deck
- Fire pit
- Manicured landscaping with mature trees and wild flower garden
- Private lot
- Newly renovated kithchen and bathrooms

UTILITIES

- Electric: 200 amp service (~\$165/month)
- Heat: Oil-fired hot water heat, wood burning stove
- Cooling: A/C
- Water heater: Oil-powered
- Sewer: Septic
- Water: Well
- Fuel: Oil & propane (~\$155/month)

AUDIO RECORDING DEVICE

Security camera with audio recording on premises

APPLIANCES

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

TAX INFO

- Town Tax: \$1,631.40
- School Tax: \$3,452.74

CONNECTIVITY

- Cell Service: Good
- Internet Provider: Spectrum

FURNITURE + CONTENTS

Some furnishings available for purchase, please inquire.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.



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