



PRESERVE HOUSE

301 REYER ROAD NARROWSBURG, NY 12764

FOR SALE BY JILL BORENSTEIN
ANATOLE HOUSE



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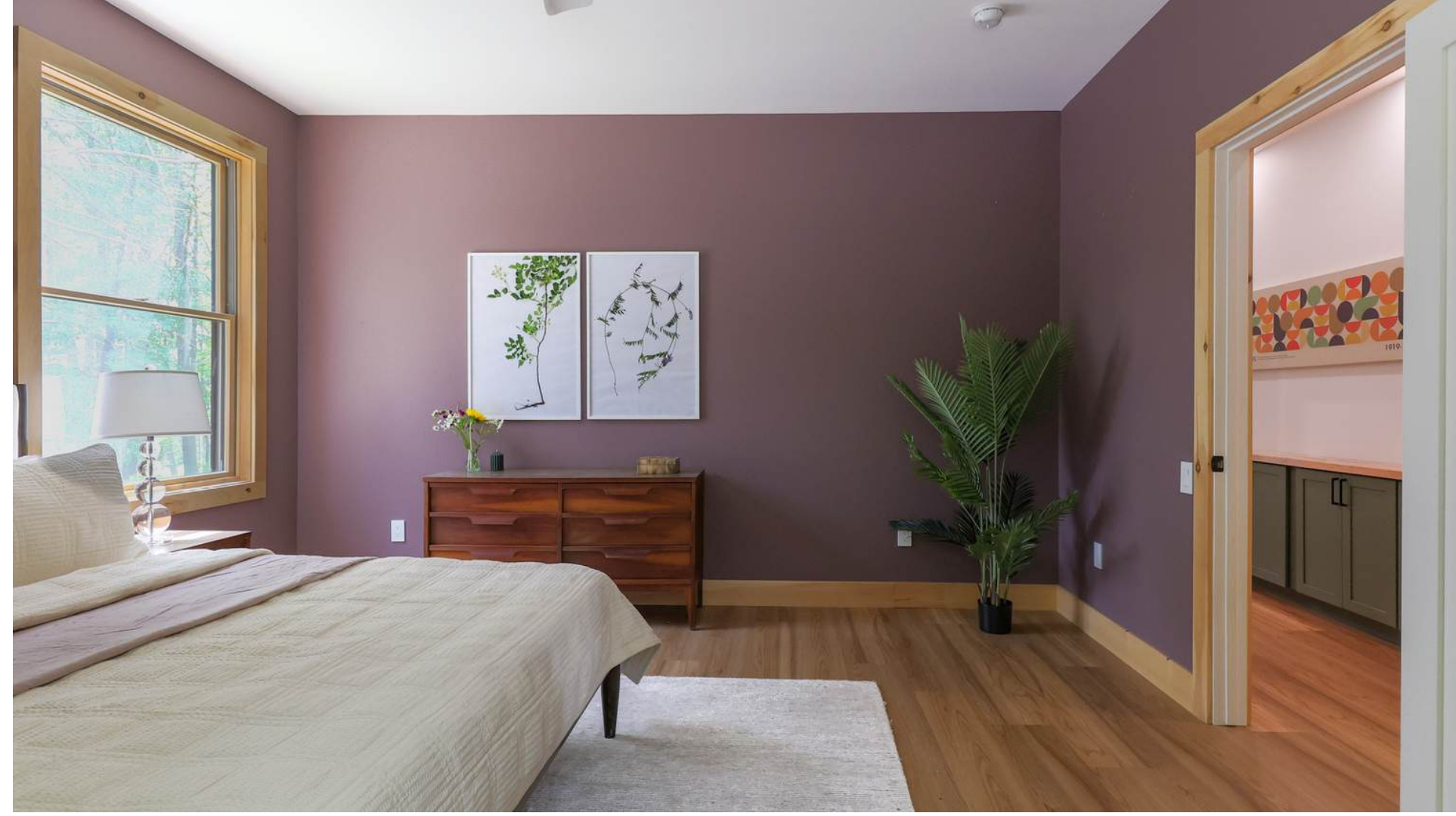


Contemporary architecture surrounded by protected forest.

Completed in 2025, The Preserve House is a custom timber-frame residence set on five private acres just outside Narrowsburg. Conceived by a luxury architect, the 4,700-square-foot home combines contemporary architecture with natural materials, refined craftsmanship, and a setting that offers exceptional privacy.

Every aspect of the home reflects a clear architectural vision, where purposeful design, enduring materials, and quality craftsmanship come together to create a residence that is as functional as it is refined.







STEP INSIDE

Inside, soaring exposed timber beams and oversized architectural windows fill the home with natural light while framing the surrounding landscape. The open-concept floor plan is equally suited for everyday living and entertaining, with spaces that flow effortlessly from one to the next. Beneath the wide-plank floors, a sound-attenuating floor assembly enhances the home's quiet atmosphere, while premium insulation, concealed mechanical systems.

At the heart of the home is a custom chef's kitchen created for both serious cooking and effortless entertaining. Extra-deep countertops provide expansive prep space, while custom Kraftmaid cabinetry, dynamic storage solutions, premium appliances, and an oversized island create a workspace that is equal parts functional and refined. A butler's pantry corridor extends the kitchen with additional storage, keeping everyday essentials organized while preserving the clean lines of the main living space.

The home offers four oversized bedrooms and three full bathrooms, complemented by oversized walk-in closets, abundant storage throughout, and a dedicated laundry room. Privately situated in the loft above, the primary suite serves as a peaceful retreat with a spacious walk-in closet, dedicated office space and an ensuite bath featuring a luxury dual shower, dual vanities, a dedicated makeup area, and a bidet toilet. Two spacious bedrooms and a large full bathroom complete the main level.

The finished lower level functions as a destination of its own, offering an oversized guest bedroom, a large private office, substantial storage, and a recreation space anchored by a home theater with an integrated high-end golf simulator. A full bathroom with heated floors completes the lower level, creating an ideal setting for extended guests, remote work, or year-round entertaining.



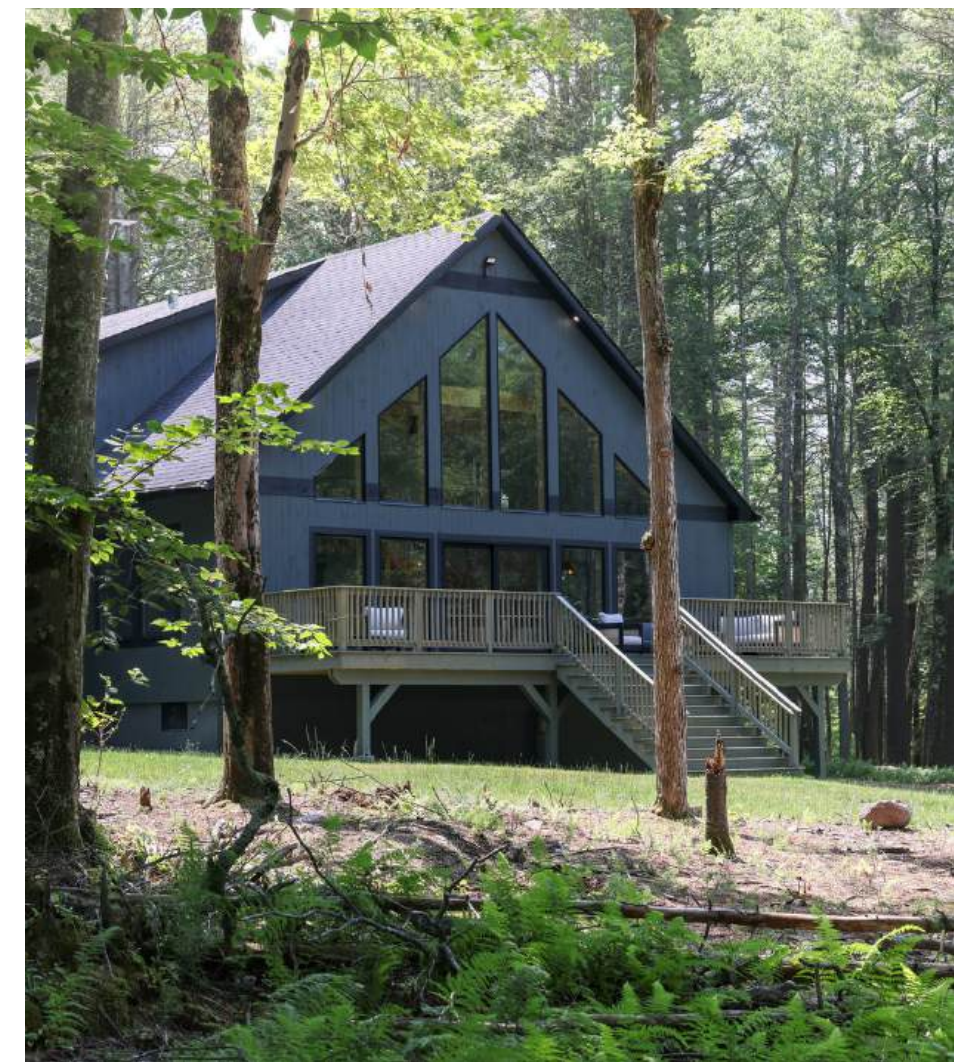
THE GROUNDS

Outdoor living is equally well considered. A large elevated deck overlooks the surrounding forest views, while private walking trails weave throughout the property before blending seamlessly into the protected landscape beyond. A covered carport and a Polaris Ranger, included with the sale, make exploring the five-acre property effortless in every season. Backing directly onto more than 1,300 acres of protected land, the home enjoys uninterrupted forest views and a level of seclusion that is increasingly difficult to find.

THE LOCATION / CALLICOON, NY

Located just minutes from the restaurants, shops, galleries, and the Delaware River in Narrowsburg, Ryer Ridge offers the convenience of town while preserving the quiet and privacy of a true woodland retreat. World-class fly fishing, scenic float trips along the Delaware River, hiking, and year-round outdoor recreation are all close at hand, with skiing just a short drive away during the winter months. Two hours from New York City, the property offers easy access to the Catskills without sacrificing a sense of seclusion.







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

MORE INFO

AT A GLANCE

- Year Built: 2025
- Bed/Bath: 4 bedrooms / 3 full bathrooms
- Sqft: 4,700 (Bed count & final sqft are not yet reflected in the current municipal records)
- Acres: 5.01
- SBL: 7.B-1-10.13
- Road: Public
- Siding: Wood

TOP AMENITIES

- Seasonal Stream in Backyard
- Polaris Ranger
- Full Finished Basement
- Luxury Finishes
- Back Deck + Forest Views
- Golf Simulator
- Carport

UTILITIES

- Electric: NYSEG
- Heat: Forced Air, Heat Pump
- Cooling: Central Air
- Water Heater: Stand Alone, Electric
- Septic: 2 septic tanks, both less than 1.5 years old
- Water: Drilled Well
- Fuel: Propane (for range only), Modern Gas

AUDIO RECORDING DEVICE

None

APPLIANCES

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

TAX INFO

- Town Tax: \$5,170.08 (2026)
- School Tax: \$5,127.26 (2025)

CONNECTIVITY

- Cell Service: Spotty
- Internet Provider: Starlink pre-wired and set up

FURNITURE + CONTENTS

Some furnishings available, please inquire.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone



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