

POND HOUSE

305 REYER ROAD NARROWSBURG, NY 12764

FOR SALE BY JILL BORENSTEIN
ANATOLE HOUSE





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A modern retreat centered around the water.

Completed in 2022, The Pond House is a timber-frame home set on five private acres just outside Narrowsburg. Clean architectural lines, warm natural materials, and expansive windows create bright, welcoming interiors that feel connected to the surrounding landscape while offering comfort in every season.

Offered fully furnished, The Pond House is ready for immediate enjoyment. It also has a high-performing short-term rental, consistently maintaining Airbnb Superhost status while generating approximately \$30,000-\$40,000 in annual income.







STEP INSIDE

Measuring just 1,440 square feet, the home is remarkably efficient in both layout and scale. Vaulted timber-frame ceilings create volume throughout the main living space, while oversized windows draw in natural light and frame views of the woods. The open kitchen, dining, and living areas flow easily together, creating spaces that are equally suited for quiet weekends or gathering with friends. Two spacious bedrooms, two full bathrooms, and a generous loft provide flexibility for a home office, or a second living area.



THE GROUNDS

The property's centerpiece is its private freshwater swimming pond. Equipped with a solar-powered aeration system, a new WeatherTech dock and swim ladder, and a pergola overlooking the water, it offers a setting designed for swimming, lounging, and spending time outdoors. A stone patio with a smokeless fire pit extends the living space beyond the home, making evenings outside just as inviting as those indoors.

Backing directly onto more than 1,300 acres of protected land, the property enjoys uninterrupted forest views and a level of privacy that is increasingly rare. Walking trails, mature trees, and the pond itself create a landscape that feels established and inviting from the moment you arrive.

THE LOCATION / NARROWSBURG, NY

Just minutes from the Delaware River and the restaurants, shops, and galleries of Narrowsburg, The Pond House provides convenient access to some of the region's best outdoor recreation and small-town amenities. For buyers seeking additional space, the neighboring Preserve House is also available, creating a rare opportunity to own two architecturally complementary homes bordering more than 1,300 acres of protected forest.







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

MORE INFO

AT A GLANCE

- Year Built: 2022
- Bed/Bath: 2 bed / 2 bath + loft
- Sqft: 1,440
- Acres: 5.02
- SBL: 7.B-1-10.12
- Road: Public
- Siding: Wood

TOP AMENITIES

- Swimming Pond with Dock + Pergola
- Stone Patio + Fire Pit
- Acreage
- Privacy
- Newer Construction

UTILITIES

- Electric: NYSEG
- Heat: Forced Air, Electric Heat Pump
- Cooling: Central Air
- Water Heater: Electric, Stand Alone
- Septic: Septic Tank
- Water: Drilled Well
- Fuel: Propane (for range only), Modern Gas

AUDIO RECORDING DEVICE

None

APPLIANCES

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

TAX INFO

- Town Tax: \$3,253.32 (2026)
- School Tax: \$3,226.38 (2025)

CONNECTIVITY

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

FURNITURE + CONTENTS

All furnishings and contents included, fully turnkey.

SHORT TERM RENTAL

Superhost on AirBNB. Please inquire for rental records.

FLOOD ZONE

Not located in an active flood zone



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