

NORDIC HOUSE

15 BACK SHANDELEE ROAD,
LIVINGSTON MANOR, NY

FOR SALE BY ERICA KEBERLE AND TOM ROBERTS
ANATOLE HOUSE





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Introducing Nordic House.

Ever wondered what happens when a designer pours all their creativity into their own home? This is what it looks like. The private residence and vision of the team behind Homesteadt, who fell in love with this house for its magical setting. They then set about painstakingly rebuilding almost every detail of it into a house inspired by their Scandinavian roots, and designed to maximise the calm and joy of mountain living in every season.





STEP INSIDE

Inside, the house exudes a sense of warmth and calm. The primary floor features large windows that pour in natural light and frame the view of the woods and creek winding into the distance. The walls and ceilings are clad in custom milled basswood, and solid white oak floors run throughout. And while the aesthetic speaks for itself, a closer inspection reveals thoughtful design elements that make living here feel effortless. From the seamless integration between the living space and the huge wrap-around deck, to the custom pocket doors, custom kitchen, built in sofas and shelving, radiant floor heat and thoughtful design elements throughout (think washer and dryer incorporated into the walk-in closet); it's a house that was designed to make daily living and hosting effortless and joyful.

Below the main floor the same thoughtful principles apply. Used primarily by the current owners as a guest suite, but designed with the same attention to detail as the the floor above. From the large stone fireplace blending into the lime wash walls, to the hidden projector and fold away wet bar, it's a space to be enjoyed by guests and owners alike.



KEY FEATURES

VAULTED LIVING, DINING AND KITCHEN

- 5ft tall windows overlooking the creek
- Aga cooking stove with propane burners and electric oven
- Custom kitchen cabinetry with integrated peninsula with seating for four people
- Two separate doors leading to the deck
- Built in sofa / lounge area connected to a modern high efficiency wood stove
- Built in dining room cabinetry, closets and shelving throughout

PRIMARY BEDROOM SUITE

- Large vaulted primary bedroom with double doors out to the deck and plunge pool
- Primary bathroom with custom vanity, porcelain sink, soaking tub & tadelakt shower
- Walk-in closet with built in wardrobes plus integrated large capacity washing machine & dryer

1000+ SQ FT DECK

- White cedar decking boards throughout with sunken firepit
- 6ft x 2.5ft x 4.5ft deep heated and filtered plunge pool and outdoor shower
- Custom built outdoor kitchen with propane grill, work station, and bar sink / plant potting station

GROUND FLOOR LIVING ROOM AND GUEST SUITE

- Living room with lime wash walls, stone fireplace with high efficiency wood burning stove, built in sofas, cabinetry and concealed wet bar.
- King sized guest bedroom with storage closets
- Full bathroom with custom vanity
- Direct access to two car garage

All floor plans for illustrative purposes only. We do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.

FLOOR PLANS





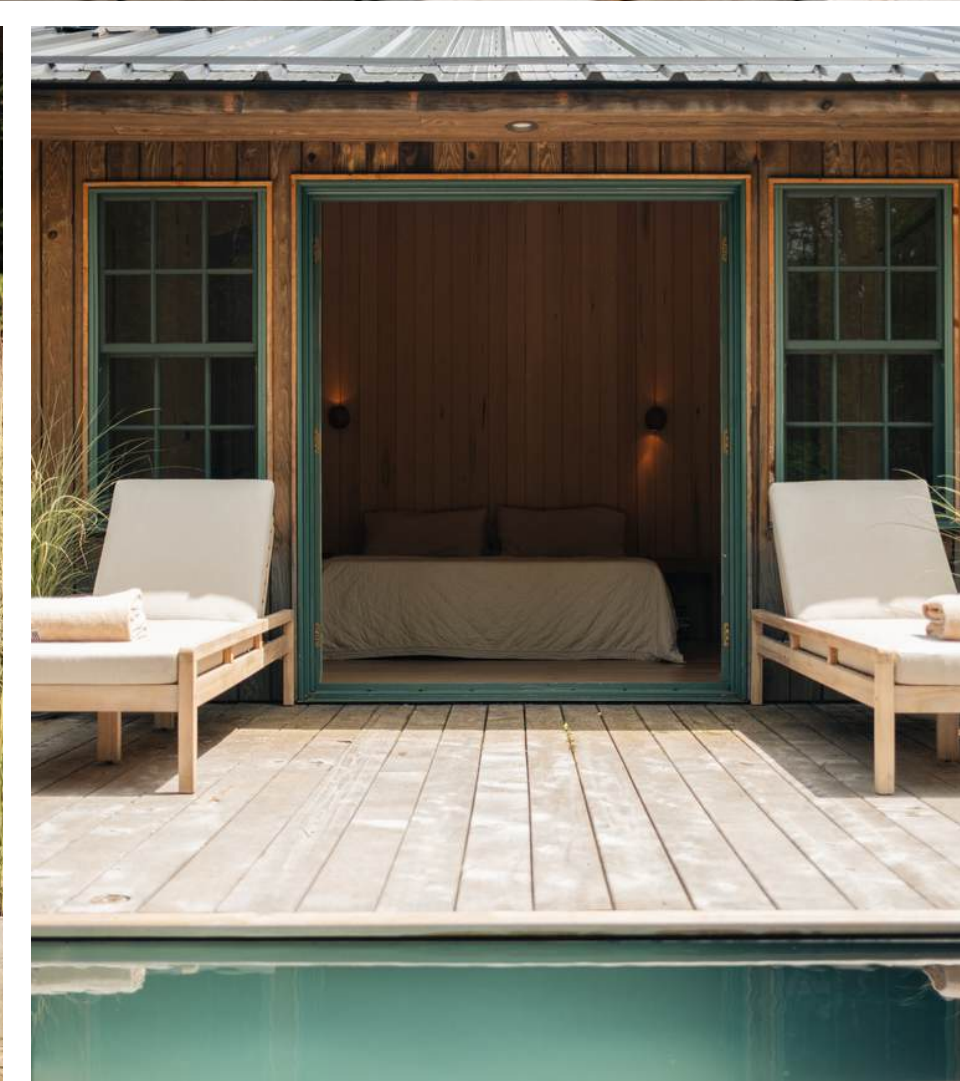
THE GROUNDS

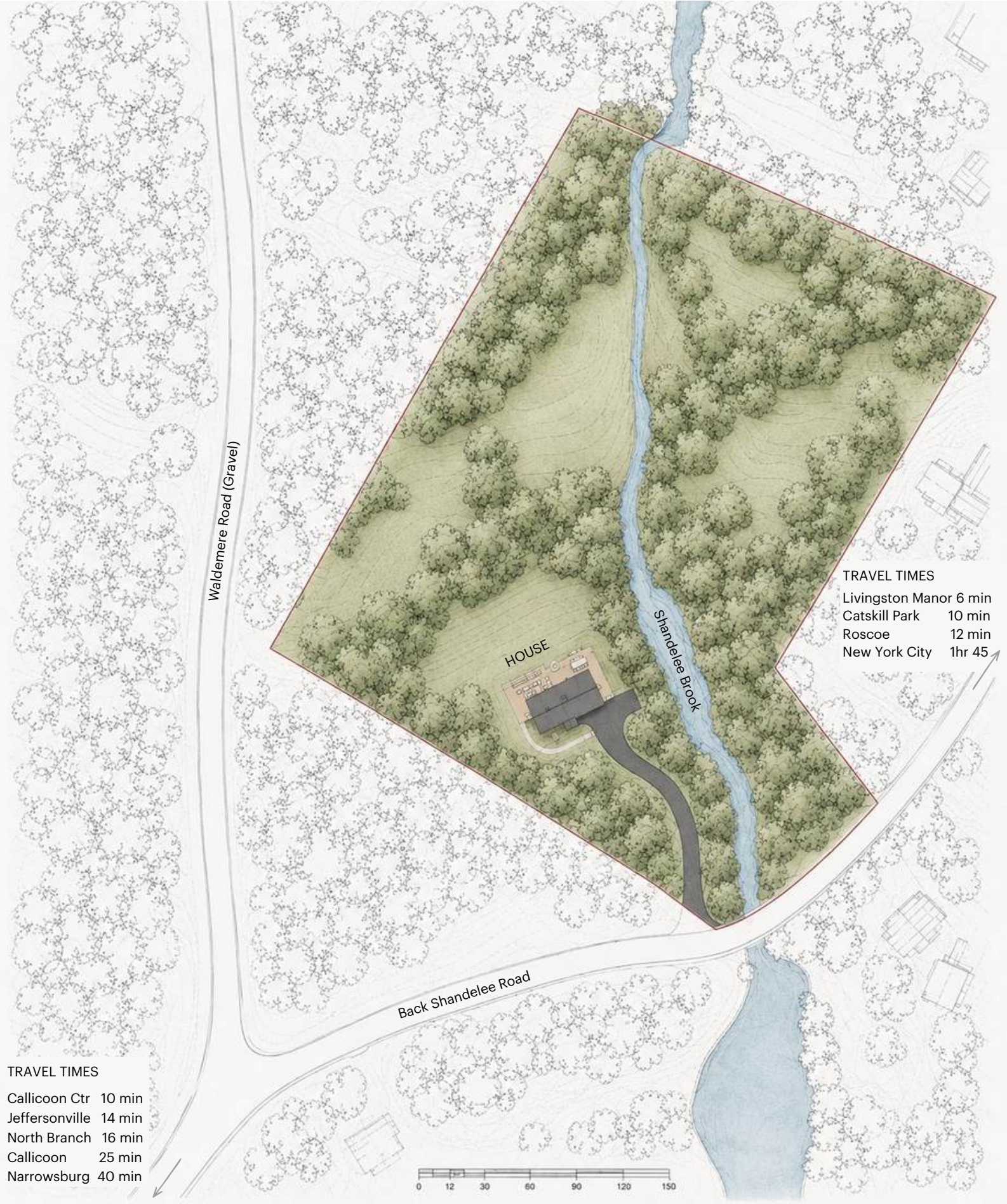
The land is what inspired the current owners to rebuild this house in the first place, so not only are the grounds integrated seamlessly into the property but they're also special even by Catskills standards. The Shandeleer Brook is the centerpiece, winding in from the distance and then expanding into a serene pool next to the house. Either side of it is a gently sloping mature fern filled woodland that blends into the gravel paths, flower beds, and mature landscaping that frames the house. All of it designed to be enjoyed from the wrap around cedar wood deck with its own plunge pool, outdoor kitchen, firepit, dining and lounging areas. If you ever persuade yourself to leave, the land connects to a quiet gravel road ideal for strolls in every season.

THE LOCATION / LIVINGSTON MANOR, NY

While you could be forgiven for thinking you're miles from anywhere at this property, in reality conveniences are right on your doorstep. Less than two hours from NYC and just moments from the charming town of Livingston Manor - renowned for its lively art, food and design scene almost as much as the fly fishing that made it famous one hundred years ago. All in all, two breweries, four specialty grocers, two supermarkets, an art gallery, and over 10 restaurants are all within a 15 minute drive. And if all that sounds a bit too much for you, the Catskill Park with its pristine rivers and trails is just ten minutes away.







THE GROUNDS : KEY FEATURES

OVER 4 ACRES OF GARDENS AND LAND STRADDLING Shandee Brook

- The windows and deck that surround the house overlook the the serene property with your own creek meandering into the distance, mature woodland, and paths that lead off in every direction
- Mature gardens planted thoughtfully around the house featuring hydrangeas, hostas, llady's mantle, honeysuckle, European ginger, anemone and wild daisies.
- Stone pathways & large bluestone steps around the house connecting the expansive deck to the creek front, root cellar and garage

WALK INTO YOUR BACKYARD, THEN KEEP GOING

- Once you venture off the perimeter you can enjoy a walk along your private creek front or connect to the very lightly travelled Back Shandee road - popular with dog walkers, human walkers and runners.

A PEACEFUL, NATURAL RETREAT; BUT MOMENTS FROM EVERYTHING

- Easy access to Route 17 gets you to and from NYC in less than 2 hours
- Livingston Manor with it's lively art, food, and design scene is just a 6 minute drive.
- Three other vibrant local towns all less than 25 minutes away
- Two breweries, four specialty grocers, two supermarkets, an art gallery, and over 10 restaurants all within a 15 minute drive



A NOTE ON THE DESIGN AND BUILD

Local design firm Homesteadt, are specialists in rural design and builds in Upstate New York with work ranging from their custom built homes to designing Michelin key awarded hotels. So when they they fell in love with this property they left almost no stone unturned when it came to transforming it into the house you see now. The well, foundation and garage are the only thing in the house that they didn't painstakingly redesign and replace. Below is a list of some of the major rebuilt elements:

OUTSIDE

- Perimeter french drains, swales and pathways
- Deck piers, structure, railings and decking
- Septic pipes and leech tank
- Electric service
- Wood storage shed
- Outdoor shower
- Gardens, raised beds and landscaping stones

EXTERIOR ENVELOPE

- Metal roof
- Custom milled hemlock siding
- Pella architect series windows
- Solid wood doors
- Closed cell spray foam

INTERIOR

- LVL ridge beam, vaulted ceilings and new framing
- Solid white oak floors and custom milled basswood cladding
- New bathrooms and custom built kitchen
- Custom built cabinetry, wardrobes and shelving

MECHANICALS

- High efficiency propane boiler & radiant heat
- Electric wiring, breaker panel
- High efficiency water heater and well pump
- Pex plumbing throughout
- Two wood stoves and chimney / lining

Note: Co-listing agent Thomas Roberts discloses ownership interest.

HOMESTEDT

Find out more at homesteadt.com and [@homesteadt](https://www.instagram.com/homesteadt).







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

MORE INFO

AT A GLANCE

- Year Built: 1976 (Rebuilt 2021)
- Bed/Bath: 3 BR / 3 BA
- Sqft: 2000 (Per floor plan estimate)
- Acres: 4.3
- SBL: 4.-1-7.1
- Road: Public road, Private driveway
- Siding: Hemlock Wood
- Roof: Metal, 5 years old

TOP AMENITIES

- Sweeping views with private creek
- Rebuilt house (2021) - roof, walls, windows, interior, mechanicals
- Solid white oak flooring and basswood walls
- 1150 sq ft white cedar deck with custom outdoor kitchen
- Stainless steel heated plunge pool
- High efficiency home (closed cell insulation, radiant floor heat)
- Large Pella Architect series windows
- 2-car garage (600 sq ft)

UTILITIES

- Electric: NYSEG
- Heat: Radiant floor heat (Propane)
- Cooling: Hisense ultra-slim unit; rarely used at 2,000+ ft elevation
- Sewer: Septic, 1000 gal, pipes replaced 2021, pumped 2026
- Water: Drilled well
- Water heater: Electric
- Fuel: Propane

APPLIANCES

- Aga Legacy Range (Propane cooktop, electric oven)
- Samsung Fridge / Freezer
- Dishwasher
- Large capacity Samsung washing machine
- Large capacity Samsung vented electric dryer
- Charbroil propane / Infrared commercial grill

TAX INFO

- Town Tax: \$3,454.69 (Rockland 2026)
- School Tax: \$4,519.86 (Livingston Manor 2026)

CONNECTIVITY

- Cell Service: Limited in the house. Wifi calling effective.
- Internet Provider: Spectrum high speed (125 mbps)

FURNITURE + CONTENTS

All contents available for sale (please enquire).

SHORT TERM RENTAL

Allowed with permit. Current owners have rented (ask for details).

FLOOD ZONE

Not located in an active flood zone.

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