

# Timber Lake

167 TIMBER LAKE DR, ELDRED, NY 12732

FOR SALE BY ERICA KEBERLE  
ANATOLE HOUSE





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Summer camp, all grown up.  
Come in. Drop your towel. Pour a drink. Dinner's in twenty.

The best country houses don't ask you to choose between good design and a good weekend. They understand that the two belong together.

The third new construction collaboration from Beyond the Black Box - a partnership between Major Jacks and Wishbone - continues to explore a distinct approach to modern country living. Timber Lake embraces the rituals of time away while balancing warmth with restraint and personality with timelessness.

Inspired by the relaxed optimism of midcentury lake houses, Timber Lake draws from natural materials, playful moments of color, and a carefully edited mix of contemporary and vintage influences. From the sunken conversation pit to the handcrafted millwork, every element contributes to a newly built residence that feels collected over time rather than assembled all at once.

**Serious architecture. Casual weekends.**





## STEP INSIDE

Arriving beneath a generous roofline, the house reveals itself gradually. A warm entry gives way to soaring ceilings and an open great room anchored by a sunken living room - a subtle nod to classic midcentury design and an invitation to slow down.

The kitchen was designed to gather around rather than simply cook within. Customized cabinetry, sculptural lighting, stone, and a generous island create a space equally suited to leisurely breakfasts, late-night conversations, or friends drifting in from the lake with sandy feet and little regard for the clock.

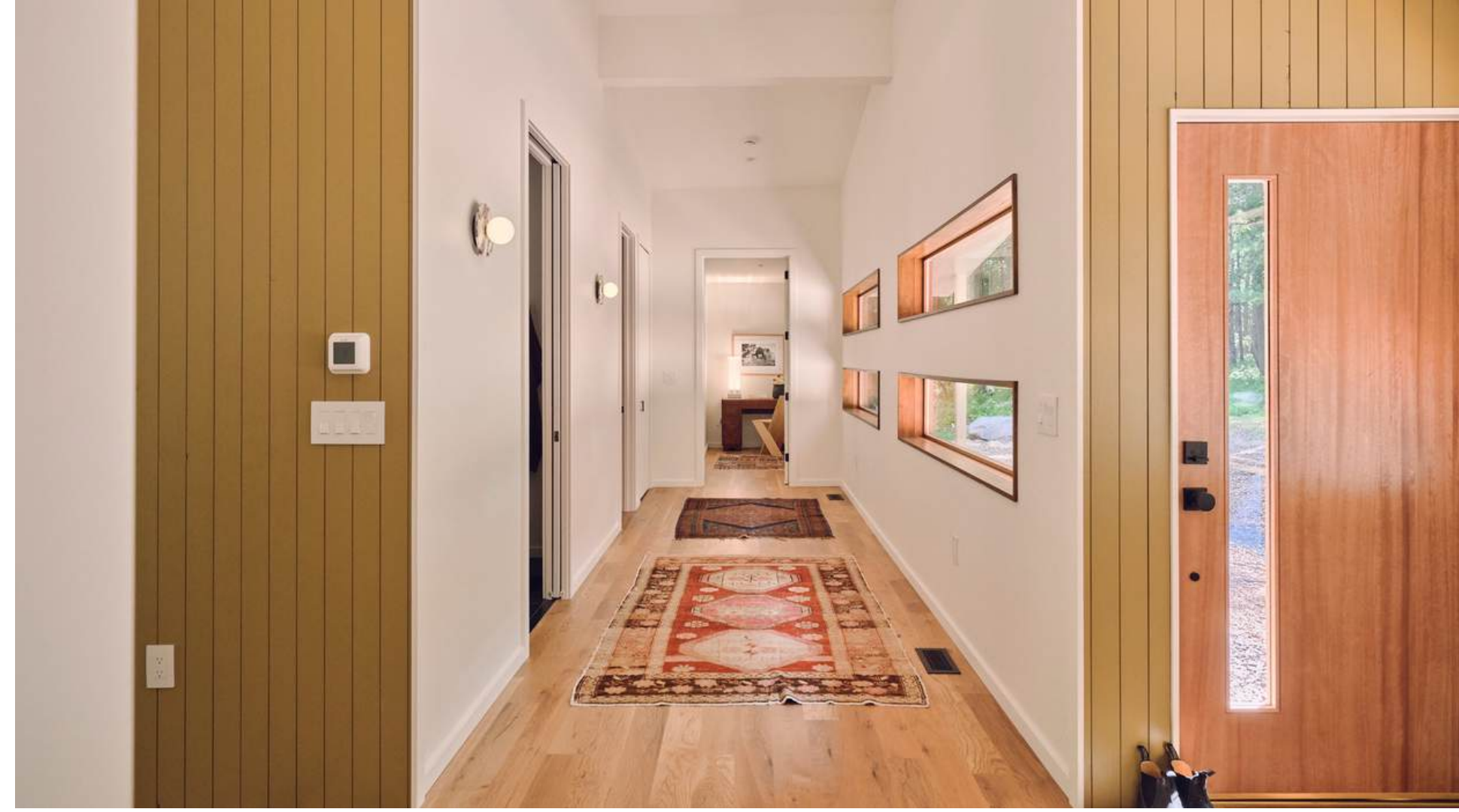
Throughout the residence, color is used with confidence but never in excess. Olive, rust, blush, walnut, and natural oak lend warmth and individuality while remaining deeply connected to the surrounding forest.

The primary suite - quietly removed from the home's shared spaces - offers a retreat with a thoughtfully detailed bath, walk-in closet, and attached den. Additional bedrooms, two guest baths, and a second den provide flexibility for hosting, remote work, or simply spreading out over a long weekend.

Downstairs, the walk-out ground level continues the home's relaxed rhythm - a place for rainy afternoons, old movies, puzzles left spread across the table, extra guests, or simply disappearing with a good book.

Design details reveal themselves slowly: custom millwork, vintage lighting, handcrafted details, and a layered mix of textures that make the residence feel established from day one rather than newly constructed.

**Beautifully considered. Comfortably lived.**





## THE GROUNDS

Some Catskills homes ask you to choose between the woods and the water. Here, the rhythm is both.

The designers returned to the property repeatedly before deciding where the house should sit, allowing the architecture to settle naturally into the landscape, largely hidden from the road.

A swooping driveway arrives at a private clearing enveloped by mature woods and carpets of native ferns. The rear deck extends the living space outdoors, while a fire pit creates a casual post-sunset gathering place.

An outdoor shower waits for post-lake rinses, and a private woodland trail connects the property to Timber Lake itself, a leisurely three-minute walk through the forest that makes the lake feel like an extension of the backyard rather than a nearby amenity.

**The floor plan ends. The lake begins.**

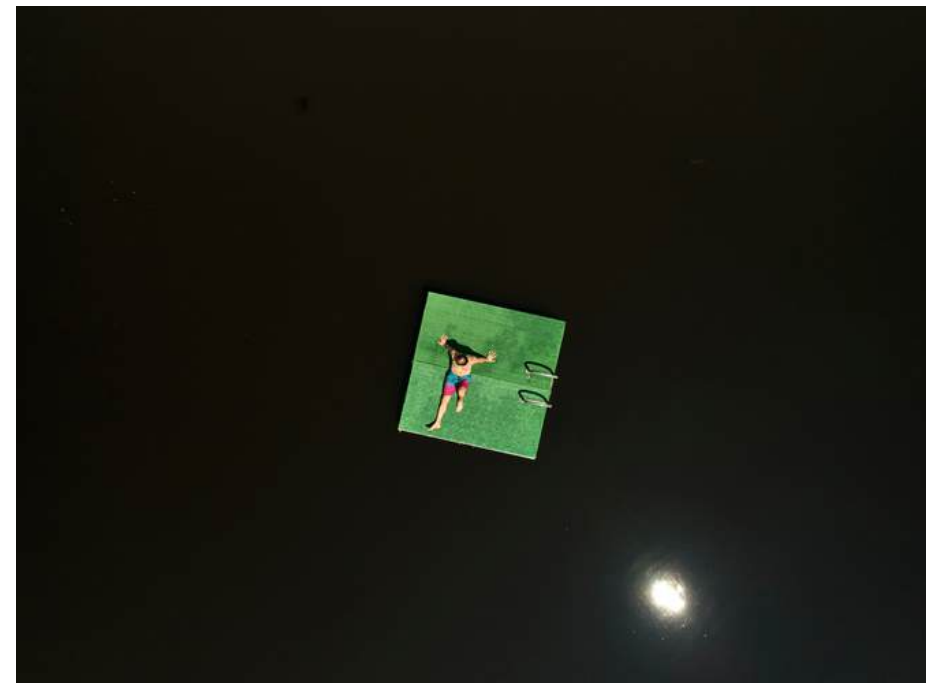
## THE LOCATION / ELDRED, NY

Timber Lake sits at the center of a quietly emerging pocket of the Catskills where artists, designers, chefs, and makers are reshaping the region without losing what made people fall in love with it in the first place.

A Saturday might begin bumping into neighbors at the beloved Barryville Farmers Market before seeing where the day leads. Maybe it's a hike, a tubing trip down the Delaware River rapids, a stop at Cottage Wines, browsing curated vintage at Sullivan Public and Surface & Shape, or dinner at Tokyo Drift 555 - a little taste of Japan tucked into the Catskills.

Just twenty minutes away, Narrowsburg's restaurants, galleries, and boutiques have earned the charming town an outsized reputation among the design crowd. Along the way, trailheads and scenic overlooks reward taking the long way home.

Approximately two hours from New York City, with NJ Transit service from nearby Port Jervis, Timber Lake offers an easy escape without ever feeling remote.







## LAKE LIFE AT TIMBER LAKE ESTATES

Established in 1984, Timber Lake Estates is a private gated community set among hundreds of acres of protected woodland. With about 75 homesites - most spanning five or more acres - the community was intentionally designed to preserve both privacy and the natural setting. The landscape, rather than lot lines, defines the experience, with mature forest buffers creating a remarkable sense of separation between residences and allowing each property to feel naturally secluded.

At its center is an approximately 26-acre private spring-fed lake with a beach, dock, and swimming area. Residents enjoy kayaking, canoeing, paddleboarding, and fishing during the warmer months, and skating when winter conditions allow. A storage area provides convenient space for small watercraft.

Miles of paved roads wind throughout the community, making everyday walks, bike rides, morning runs, and outings with the dog part of daily life. The atmosphere is reminiscent of a classic summer camp - relaxed, quietly connected, and refreshingly low-key.

Timber Lake Estates does not permit rentals, fostering an uncommon sense of seclusion among residents.

Timber Lake Estates is governed by the Timber Lake Estates Property Owner’s Association. Bylaws are available upon request.





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

## MORE INFO

### AT A GLANCE

- Year Built: 2026 (new construction)
- Bed/Bath: 3 / 3
- Sqft: 2,815 (per Certificate of Occupancy)
- Acres: 5.12 (per 2025 survey)
- Private road, private driveway
- SBL: 15.-2-53

### TOP AMENITIES

- New construction by Beyond the Black Box
- Private lake access just a 3-minute stroll to the beach, swimming dock, and kayak storage
- Curated custom finishes
- Daylight walk-out ground level with third full bath
- Soaring ceilings
- Wood-burning fireplace
- Outdoor shower

### PROPERTY TAXES & HOA FEES

- Town: \$605.84 (Town of Highland 2026)
  - School: \$739.10 (Eldred Central School District 2025-2026)
- Note: Taxes reflect raw land*

2026 Timber Lake Estates Fees:  
- Annual Dues: \$100 (Jan 1-Dec 31)  
- Annual Maintenance Fee: \$1,300 (Jan 1-Dec 31)  
Includes: Road maintenance and plowing, security gate maintenance, community beach maintenance.  
- Road assessment (projected to run through 2028): \$1,000 per year (Aug 1 - July 31)  
- One-time New Owner Registration Fee: \$100

### CONNECTIVITY

- Cell Service: Fair but wifi calls are seamless
- Internet Provider: Spectrum

### UTILITIES

- Electric: NYSEG
- Septic: Right side of house (2026)
- Drilled Well (2026)
- Heating & Cooling: Ducted mini-split system with heat pumps on main level + mini-split wall unit in lower level (electric)
- Radiant heated floors in primary bath
- Wood-burning fireplace (supplemental heat)
- Hot Water: Stand-alone tank (electric)

### APPLIANCES

- Fridge w/icemaker
- Range/Oven (electric)
- Dishwasher
- Custom vent hood
- Hookups for washer and electric dryer

### SHORT TERM RENTALS

Timber Lake Estates does not permit rentals.



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

# DESIGN-BUILD HIGHLIGHTS

## STRUCTURE

- Zip system for a snug, tight house
- Roof: Architectural asphalt shingle
- Siding: Hardie panel, pine lap siding (with rain screen), and LP Smart Side
- Windows: Wood Pella Lifestyle Series with custom wood jamb extensions
- Curtain drain across the front of the house, footing drains, additional drainage and stone along the side of the house

## INSULATION

- Rockwool batts in exterior walls
- Rockwool batts between all interior walls for sound dampening
- Closed cell spray foam in roof rafters
- Closed cell in lower level rim joists
- XPS on basement walls

## HEATING AND COOLING

- High-performance HVAC: Main level, 2-zone, ducted mini-split system with heat pump technology and back-up electric heater on the air handlers for extremely low temps
- Ground level mini-split wall unit with heat pump
- Radiant heated floors in primary bathroom
- Wood burning fireplace

## DESIGN

- Solid oak flooring + cork flooring in sunken living room
- Custom millwork throughout
- Hand-glazed fireplace tile by a local artist
- Solid surface soaking tub
- Curated selection of vintage and modern finishes

## FURNISHINGS

Included with Sale:

- Kitchen island
- Armoire in second bedroom

Outdoor Furniture Package: \$2,000

- Four Adirondack fire pit chairs
- Expandable dining table + six black dining chairs

Interior Furnishings: Please inquire for available pieces / prices.

# THE LAYOUT

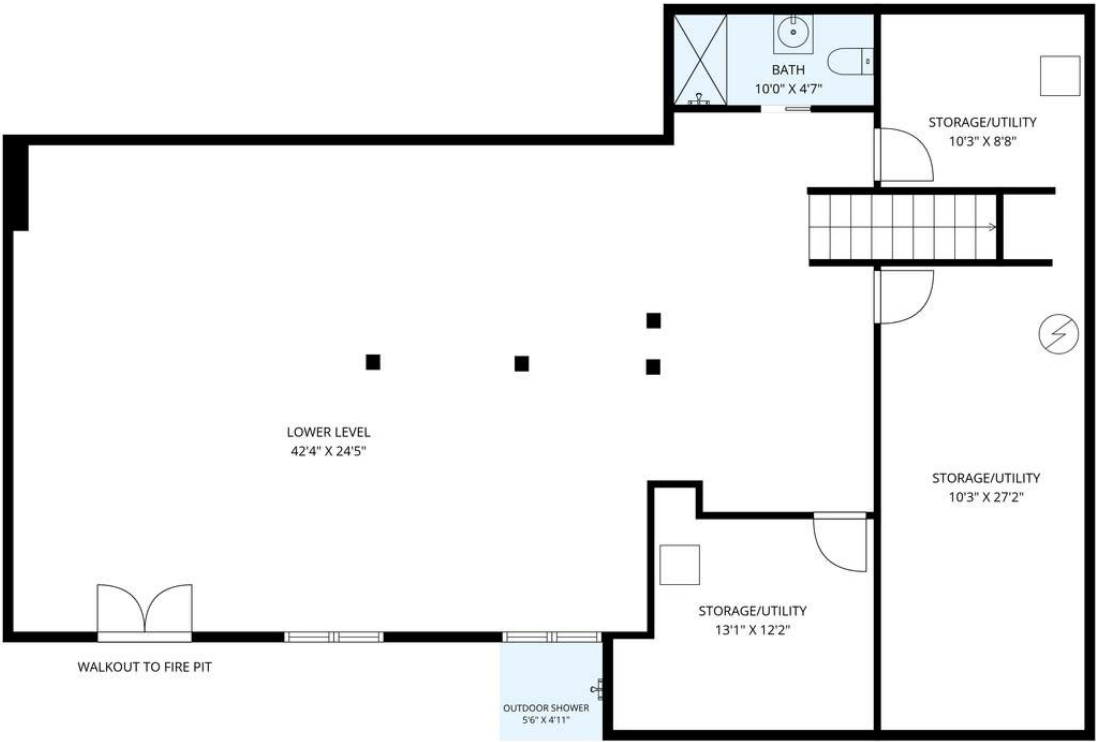
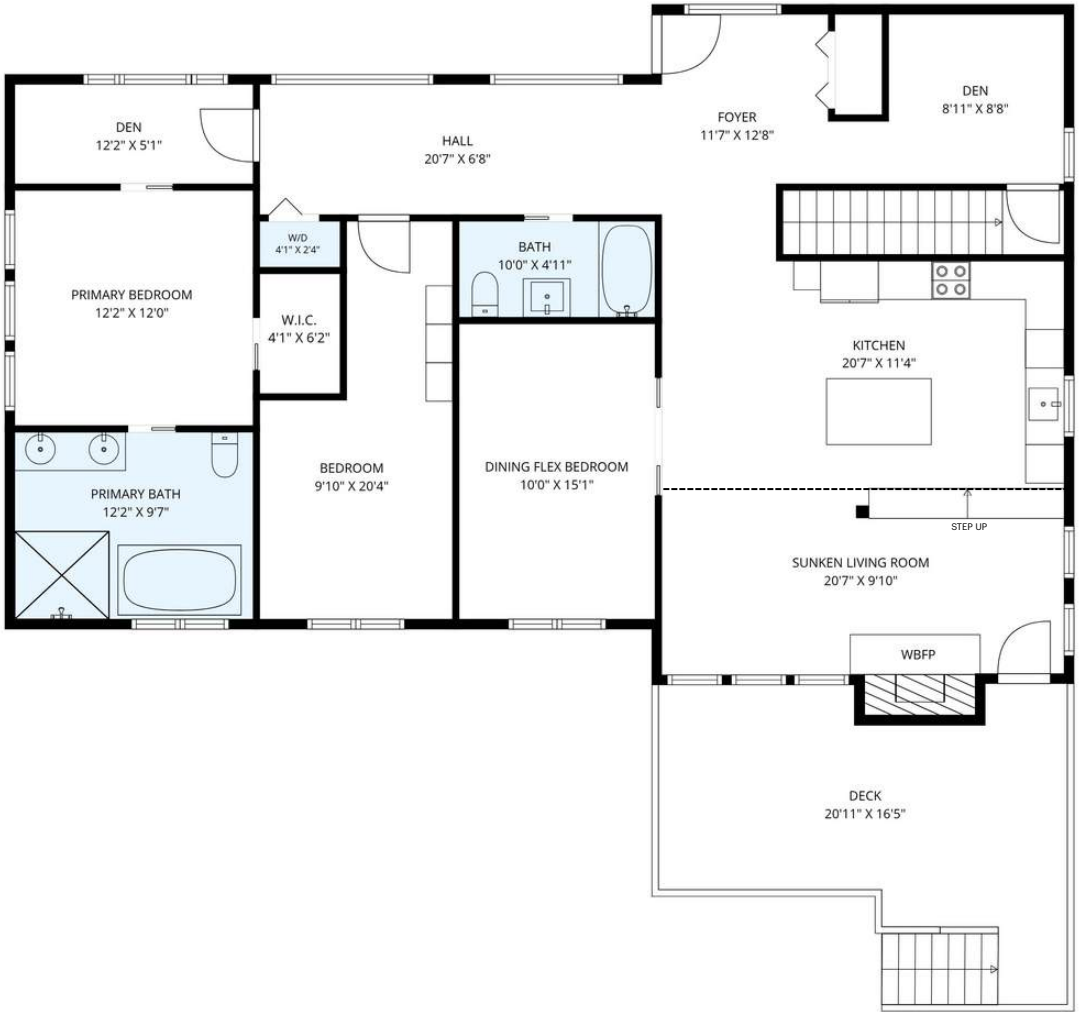
MAIN LEVEL - 1,700 sqft + 267 sqft deck  
*Designed for flexibility.*

- Primary suite separated from the home's shared spaces, with an attached den ideal as an office, reading room, or dressing room with space to add a second closet.
- Oversized double pocket doors allow the currently staged dining room to become a bedroom, media room, or secondary lounge.
- A second den tucked behind the kitchen is currently staged as a mudroom, with future potential as an office, library, butler's pantry, speakeasy bar, or expanded storage.
- Convenient main level laundry.
- Easy access to the back deck for outdoor dining and entertaining.

GROUND LEVEL - 1,115 sqft (excludes storage/utility areas)  
*Designed to evolve with you.*

- Walk-out ground level with oversized windows and double glass doors fill the space with natural light.
- Expands the home's living space with room for guests, movie nights, rainy afternoons, hobbies, or simply spreading out.
- Flexible layout offers opportunities to create additional rooms or defined areas as needs change.
- Three generous utility rooms provide exceptional space for storage, workshops, a home gym, or future recreation.
- Full third bathroom.
- Space to add a potential future sauna.
- Outdoor shower for post-lake rinses before retiring inside.
- Easy access to the fire pit and backyard.

Notice: 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.



# ABOUT THE DESIGN-BUILD TEAM

Beyond the Black Box is a design-build partnership between Major Jacks and Wishbone, bringing together design, interiors, construction, and real estate under one roof to create distinctive homes in the Catskills.

Rather than working from a signature style, each project is shaped by its setting and a collaborative creative process. The result is a growing portfolio of residences that embrace a diverse design vocabulary while remaining united by the same level of thoughtful consideration.

Timber Lake is the third new construction project between Major Jacks and Wishbone.

Disclosure: The listing agent, Erica Keberle, is also the founder of Major Jacks and discloses ownership interest in the property.



MAJOR JACKS

majorjacks.com / @majorjacks



wishbonedesignbuild.com / @wishbonedesignbuild





**ERICA KEBERLE**

Licensed Real Estate Salesperson  
Anatole House / (917) 690-5404

[erica@anatolehouse.com](mailto:erica@anatolehouse.com)  
Instagram: @majorjackscatskills  
[www.anatolehouse.com](http://www.anatolehouse.com)

19 Conklin Hill Rd  
Livingston Manor, NY 12758