

OUTLOOK HOUSE

12 DURR ROAD JEFFERSONVILLE, NY 12748

FOR SALE BY JILL BORENSTEIN
ANATOLE HOUSE





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A nearly new design-forward home that has already gone through the time-consuming process of becoming an established, successful Catskills retreat.

Set against an open, spacious backyard and a mountain view just three minutes from the village of Jeffersonville, Outlook House is a recently completed home that pairs clean architecture with a quiet connection to its surroundings. Built in 2023, the home offers the appeal of new construction with the advantage of improvements already in place.

For buyers seeking a move-in-ready home, there is little left to do beyond unpack. Furnishings are also available separately, offering the opportunity to create a truly turnkey purchase. The property has also proven itself as a successful short-term rental, generating approximately \$95,000 in Airbnb income since 2023.





STEP INSIDE

Inside, the 1,370 square feet of living space is filled with natural light. Vaulted ceilings and oversized windows create an airy sense of volume, while warm wood flooring, crisp white walls, and neutral color palette keep the focus on the surrounding landscape. The open living, dining, and kitchen area is designed for gathering, anchored by a generous island, Samsung appliances, and a wood-burning stove that adds warmth throughout the seasons. Sliding doors extend the living space to an elevated deck overlooking the mountains and surrounding countryside.

Three bedrooms and two full bathrooms continue the home's clean, understated design. The primary suite features built-in closet storage and a bright bath with a freestanding soaking tub, glass-enclosed shower, and timeless finishes. The full 1,370-square-foot walkout basement is unfinished, offering exceptional flexibility for future living space, a studio, workshop, fitness room, or additional storage.



THE GROUNDS

Outside, the nearly 2.9-acre property feels open yet private, with a mountain view, an expansive lawn, and room for the landscape to continue maturing over time. Professionally graded and landscaped after construction, the grounds represent one of the home's greatest advantages over a comparable new build. Stretching all the way to the road frontage, the property feels established from day one, with generous outdoor spaces that are equally suited to quiet mornings on the deck, afternoons in the yard, or evenings spent soaking in the hot tub under the stars.

THE LOCATION / JEFFERSONVILLE, NY

Jeffersonville continues to be one of the southwest Catskills' most loved destinations, home to favorites like Sullivan Sundries, Ratty Books, Bloom Coffee, Jeff Bake Shop, local grocery stores, restaurants, and easy access to the Delaware River for rafting, fishing, and summer afternoons on the water. Combining contemporary design, an established setting, and a location at the center of it all, Outlook House is ready to be enjoyed from day one. Under 2 hours from NYC.







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

MORE INFO

AT A GLANCE

- Year Built: 2023
- Bed/Bath: 3/2
- Sqft: 1,370
- Acres: 2.87
- SBL: 104.-1-1.5
- Road: Public
- Siding: Wood Board + Batten
- Roof: 2023

TOP AMENITIES

- Newer Construction
- Hot Tub
- Wood Burning Stove
- Spacious Lawn
- Privacy
- Mountain View
- Proximity to Town

UTILITIES

- Electric: NYSEG
- Heat: Electric Baseboard, Mini-Split
- Cooling: Mini-Split
- Water Heater: Electric, Stand alone
- Septic: Town Septic
- Water: Drilled Well
- Fuel: Electric, Propane for gas stove/oven

AUDIO RECORDING DEVICE

Outdoor cameras + audio recording devices

APPLIANCES

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

TAX INFO

- Town Tax: \$5,183.54 (2026)
- School Tax: \$5,255.64 (2025)

CONNECTIVITY

- Cell Service: Fair
- Internet Provider: Spectrum

FURNITURE + CONTENTS

Furnitures available for sale. Please inquire.

SHORT TERM RENTAL

Buyer to confirm allowable uses

FLOOD ZONE

Not located in an active flood zone



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