

BLUEBELL

61 Eagle Valley Road Sloatsburg, NY 10974

FOR SALE BY PAUL HEINTZ
ANATOLE HOUSE





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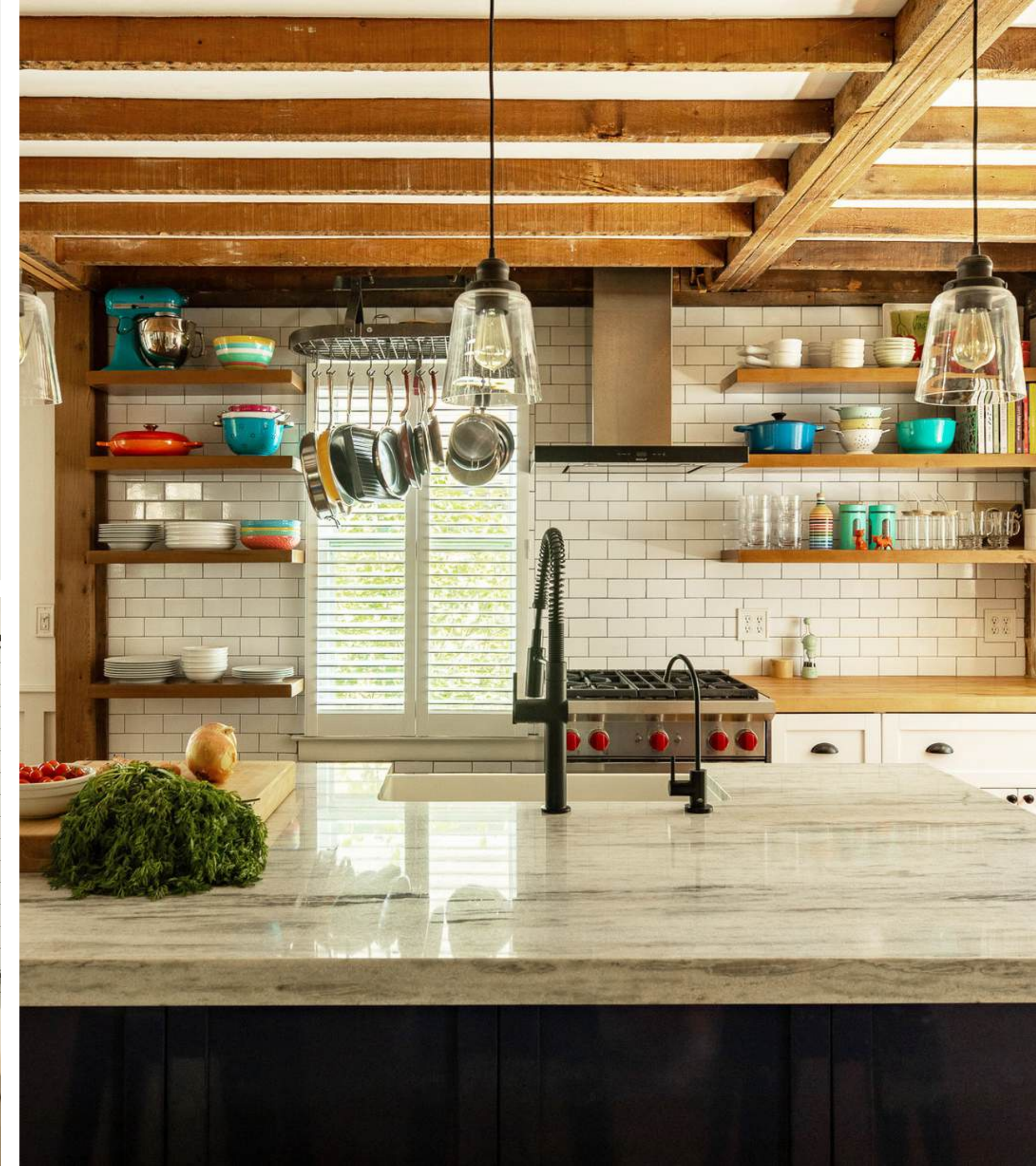
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Introducing Bluebell

There is a version of upstate life that still exists in Sloatsburg and 61 Eagle Valley Road is it. Built in 1910, this Victorian farmhouse sits with a pond across the road and cedar shake siding freshly painted to meet it. The kind of house that looks handled, not staged, with more than a century of use behind it and a full round of quiet, necessary updates ahead of it.

Inside, the bones are original, wide-plank hardwood floors, exposed beams, brick detail in the kitchen, beadboard throughout but the systems are not. The roof, boiler, water heater and mini-split cooling were all replaced within the last five years. The sellers have since renovated both bathrooms and the kitchen, so what you're getting is a turn-key home that still reads like it's been here the whole time.





STEP INSIDE

You enter into a sitting area that opens directly into the dining room, where built-in cabinetry and original woodwork help define the space. From there the layout continues into the kitchen, open-concept and fully updated with a marble island at its center and a run of chef-grade appliances. A working kitchen that doesn't sacrifice the house's original character to get there. A powder room sits just off to the side. At the back of the house, a family room centers on a wood-burning stove next to a large window that pulls the eye straight out into the backyard.

Upstairs, two bedrooms share a fully renovated bathroom finished in penny tile and wainscot, with a walk-in shower. One of the bedrooms currently functions as an office, the other as a guest room, both easy, flexible spaces. A laundry room on this floor includes its own desk area, a small but useful addition to the everyday flow of the house, as well as the stairs that lead to the attic.

The primary suite is where the house's age and its updates meet best. Vaulted ceilings and exposed wood beams overhead give the room real volume. A large picture window looks out onto the backyard with views of the pond. In the en-suite bathroom a soaking tub set beneath a skylight is a quiet, considered finish to a house that's been renovated with restraint rather than reinvention.



THE GROUNDS

The .26-acre property is fully fenced and shaped by large boulders, mature trees and established landscaping that give it the settled, unhurried feel of a garden that's had decades to grow in. Two decks, an upper and a lower, extend the living space outdoors, and a gravel driveway with a gate keeps the whole property private and self-contained. It's a yard built for slow mornings and long evenings, not upkeep.

THE LOCATION / SLOATSBURG, NY

Bluebell sits across from a pond, in a stretch of Sloatsburg that still feels like the country roads it once had. The downtown is within walking distance, allowing ease of dinner and shopping. Public transportation is close enough for an easy commute into New York City (40 minutes) the rare combination of genuine rural quiet and real proximity to everything else.







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

MORE INFO

AT A GLANCE

- Year Built: 1910
- Bed/Bath: 3 / 2.5
- Sqft: 1,764
- Acres: 0.26
- SBL: 38.42-18-1
- Road: Public
- Siding: Wood
- Roof: Asphalt shingle (2021)

TOP AMENITIES

- Fully updated
- Mini-split system
- Wood burning stove
- Pond
- Multiple decks
- Fully fenced in yard
- French drain system around house
- Original woodwork

UTILITIES

- Electric: 200+ amp service
- Heat: Baseboard (new boiler 2021)
- Cooling: Mini-split (2021)
- Water heater: Gas (2023)
- Sewer: Public
- Water: Public

AUDIO RECORDING DEVICE

Exterior security cameras or audio recording on premises.

APPLIANCES

- Range/Range hood
- Refrigerator
- Dishwasher
- Washer/Dryer
- Wine Fridge does not convey

TAX INFO

- County/town Tax: \$4,204
- School Tax: \$7,496

CONNECTIVITY

- Cell Service: Good
- Internet Provider: High speed fiber optic internet

FURNITURE + CONTENTS

Furnishings are negotiable.

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.



PAUL HEINTZ

Licensed Real Estate Salesperson
Anatole House / (845) 264-0201

paul@anatolehouse.com
Instagram: @pheintz
www.anatolehouse.com

224 Fair Street Suite 1
Kingston, NY 12401

19 Conklin Hill Rd
Livingston Manor, NY 12758