

SHANDELEE MOUNTAIN TOP COTTAGE

61 SHANDELEE LAKE ROAD
LIVINGSTON MANOR,
NEW YORK

FOR SALE BY ERICA KEBERLE
AND TOM ROBERTS
ANATOLE HOUSE





Contents

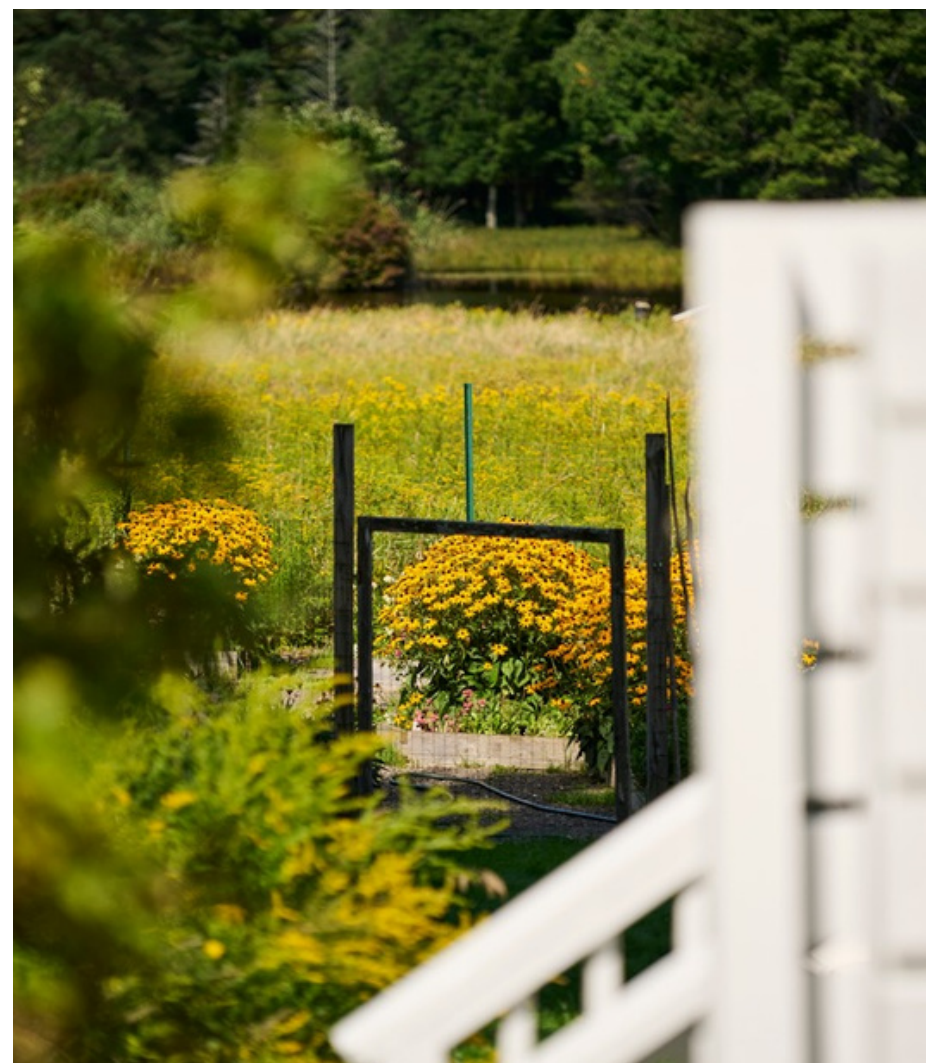
- 03 The Story
- 05 Step Inside
- 08 The Grounds & Location
- 11 More Info



Introducing Shandeele Mountaintop Cottage.

What does it take for one of the region's most prolific travel writers to settle on a place to call home? Shandeele Mountaintop Cottage is the answer.

A real charmer of a cottage, with timber beam ceilings and mature flower gardens, thoughtfully blended with modern luxuries. All located just moments from one of the region's most vibrant towns and the Catskill Park beyond. So whether you're enjoying a drink by the stone fireplace, or soaking in the hot tub, this is a home designed to function just as well as a retreat as a basecamp for all that the mountains has to offer.





STEP INSIDE

The heart-shaped key latch unlocks the door to Shandeele Mountaintop Cottage, just one of many characterful details retained in this 1940s classic. Inside, the entryway leads into an open-plan living and dining room centered around a stone-surround wood-burning fireplace and cocooned beneath original wood beams. There's enough room to gather without losing the intimacy that makes a cottage feel like a cottage. The adjacent kitchen was renovated from the studs and updated again with newer appliances and botanical wallpaper that brings the garden inside.

Two bedrooms sit on the main floor, along with a freshly renovated full bath, where a tub and shower beside a window keep even the practical spaces connected to the landscape outside. And then there's the hidden surprise; an unassuming paneled door conceals a staircase winding up to a sanctuary with vaulted ceilings, a reading nook, bedroom, and an unexpected amount of storage built into closets and the eaves.



KEY FEATURES

LIVING AND DINING ROOM

- Stone-surround wood-burning fireplace
- Original timber beam ceiling
- Dining area with south-facing window
- Entryway with bench and built-in closets

SEMI-OPEN KITCHEN

- Fully renovated kitchen
- New cabinets, appliances, sink, tile and botanical wallpaper
- Direct access to the garden through dedicated side entrance

BEDROOMS & BATHROOM

- Primary bedroom with built-in closet and views over the neighboring field and pond
- Guest bedroom with built-in closet and access to deck
- Fully renovated bathroom with soaking tub and shower
- Additional upstairs bedroom and hallway with vaulted ceiling

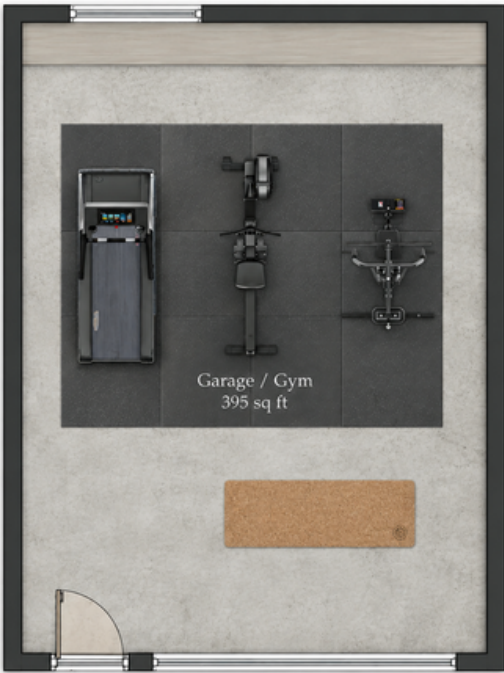
230 SQ. FT. DECK WITH HOT TUB

- Large elevated deck with dining area overlooking the flower garden, wild meadow and neighboring pond in the distance
- Complete with modern hot tub sharing the same view

FLOOR PLANS



GARAGE & HOME GYM





THE GARDENS AND GROUNDS

The gardens aren't an afterthought here. The current owner's passion for flowers has created a whimsical paradise of foliage around the house. Years of planting and tending have created mature beds for flowers, herbs, and vegetables. Dahlias, poppies, sunflowers, lettuces, tomatoes, and other seasonal plantings have all had their turn, giving the grounds that layered, "I just woke up like this" quality that only comes with time. To help take it all in, an almost secret seating area, outdoor shower, firepit and sun chairs have been carefully integrated throughout. Finally, beyond the curated gardens, an expansive wildflower meadow opens up behind the house, leading to a neighboring pond where cows take a dip on summer afternoons.

THE LOCATION / LIVINGSTON MANOR, NY

While getting lost in the gardens and the views of fields in the back, you could be forgiven for thinking you're far removed from civilization, but the reality is quite different. Less than two hours from NYC, the house is also 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 AN ACRE OF GARDENS EXTENDING INTO FARMLAND

- Mature gardens planted thoughtfully around the house including hydrangeas, coneflowers, dahlias, celosias, black-eyed Susans and wild daisies. Plus a side garden filled with perennial native plants; so all you have to do is weed a little and watch the flowers come back each year.
- The back of the property extends into its own wildflower meadow, and beyond that the neighboring farmland with a natural pond gives a distinctly bucolic feel.
- A secret seating area at the front, surrounded by hydrangeas, leads to a stone path, outdoor shower, and eventually the back lawn with sun chairs and firepit perfect for enjoying sunsets over the fields.

FENCED IN FLOWER AND VEGETABLE GARDEN

- A 1,000 square-foot fenced-in garden with raised beds has been home to dahlias as well as countless other flowers, herbs and vegetables.

A PLACE FOR WELLNESS: HOT TUB AND GYM

- A modern hot tub and detached garage converted into a gym

LOCATED MOMENTS FROM EVERYTHING YOU NEED

- Easy access to Route 17 gets you to and from NYC in less than 2 hours
- Livingston Manor with its 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



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

MORE INFO

AT A GLANCE

- Year Built: 1940
- Bed/Bath: 3 BR / 1 BA
- Sqft: 1,200*
- Acres: 1.07
- SBL: 4.-1-38
- Road: Public road, Private driveway
- Siding: Stone & lap siding
- Roof: Architectural shingles

TOP AMENITIES

- Hot tub and outdoor shower
- Detached garage/flex studio
- Renovated kitchen and bathroom
- Fire pit overlooking scenic bucolic views
- Stone fireplace
- Mature landscaping and gardens
- Full walk-out basement
- Proximity to Livingston Manor hot spots

UTILITIES

- Electric: NYSEG
- Heat: Central forced air
- Cooling: Window unit; rarely used at 2,000+ ft elevation
- Sewer: Septic
- Water: Drilled well
- Water heater: Electric (replaced 2024)
- Fuel: Oil

* Note square footage represents observed estimate. Buyer to confirm exact measurements.

APPLIANCES

- Electric range
- Fridge / Freezer
- Dishwasher
- Washing machine
- Dryer (electric)
- Microwave

TAX INFO

- Town Tax: \$1,665.66 (Rockland 2026)
- School Tax: \$2,179.22 (Livingston Manor 2026)

CONNECTIVITY

- Cell Service: Good
- Internet Provider: Spectrum high-speed (125 mbps)

FURNITURE + CONTENTS

All contents available for sale (please inquire).

SHORT-TERM RENTAL

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

FLOOD ZONE

Not located in an active flood zone.

A photograph of a rustic living room. In the center is a fireplace with a dark stone surround and a wooden mantel. Above the mantel is a white shelf with various decorative items, including a mounted animal head and some vases. On either side of the fireplace are white built-in shelves. The left shelf holds books and a stack of firewood. The right shelf holds books, a small plant, and a basket. A large potted plant is on the right side of the room. A wooden coffee table is in front of the fireplace, and a light-colored rug is on the floor. A sofa with cushions is on the left.

ERICA KEBERLE

Licensed Real Estate Salesperson
Anatole House / (917) 690-5405

THOMAS ROBERTS

Licensed Real Estate Salesperson
Anatole House / tom@anatolehouse.com

erica@anatolehouse.com
www.anatolehouse.com

224 Fair Street Suite 1
Kingston, NY 12401

19 Conklin Hill Rd
Livingston Manor, NY 12758