

BLUESTONE

23 BLUESTONE DR, ELDRED, NY 12732

FOR SALE BY ERICA KEBERLE
ANATOLE HOUSE





Contents

- 03 The Story
- 04 Step Inside
- 06 The Grounds & Location
- 08 More Info
- 10 Floor Plan



An easy country house in the best sense.

Set at the end of a private drive on just over five acres, Bluestone feels tucked into a nest of woods. Mature landscaping surrounds a rocking-chair front porch, while the screened back porch becomes an outdoor dining room in warmer months. A neat pathway winds down to a fire pit hidden among the trees. It has just enough of a campsite feeling, only with all the comforts of home a few steps away.

Inside, barnwood floors, shiplap, stone, substantial hardware, and other old-world details bring a primitive-modern warmth to the interiors. Bluestone feels unmistakably like a country place, without the projects that often come with one.

It's private without feeling isolated, polished without being precious, and decidedly country from the moment you arrive. And, offered fully furnished with just a few select exclusions, you really could just bring your toothbrush.



STEP INSIDE

Rich, wide-plank floors run throughout the main level, complemented by shiplap and substantial wood and metal details. A wall of windows brings light and woodsy views into the living space, with a stacked-stone wood-burning fireplace at its center.

The well-appointed kitchen has crisp white cabinetry, natural soapstone countertops, a chef's Wolf gas range, and a classic farmhouse sink beneath a window framing the woods. Double doors just off the kitchen open directly onto the screened back porch for easy outdoor dining.

The main level also features a convenient entry area with a generous cedar-lined coat closet and a full bathroom with bluestone floors and a deep clawfoot tub calling for a post-hike soak.

Upstairs, two king-sized bedrooms offer high ceilings, classic hardware details, and room for additional furnishings. One features double closets and a wall of windows overlooking the private yard. The shared bath has a generously tiled shower with a built-in bench and double shower heads. Shiplap and wood details continue throughout the second level.

The finished lower level adds more than 650 square feet of flexible finished space, currently arranged as a media lounge and guest area, with good ceiling height, large storage closets, and a dedicated laundry area. It's a useful bonus space that allows the home to live considerably larger than its footprint suggests.





THE GROUNDS

Just over five acres offer a mix of mature landscaping, woods, rocky outcroppings, a fenced garden, and a manageable level lawn.

A pathway winds down the gentle slope to a fire pit tucked among the trees, while the screened back porch provides a protected outdoor lounging area, even in a light summer rain. A whole-house generator adds practicality for year-round country living.

THE LOCATION / ELDRED, NY

Bluestone offers easy access to some of Sullivan County's most beloved destinations. Eldred and nearby Barryville provide everyday essentials along with local favorites like Cottage Wines, Monteleone's fresh produce, and Stickett Inn for coffee. Twenty minutes away, Narrowsburg offers additional dining, shopping, and social life along the Delaware River, where kayaking, tubing, and hiking are favorite weekend pursuits.

The surrounding area continues to grow as a quiet cultural hub. Browse curated vintage and art at Sullivan Public, Bad Goods, and Surface & Shape, or have dinner at Tokyo Drift 555. Hall Space Gallery and Chesters Studio host regular events, exhibitions, and community gatherings, alongside a steady stream of new openings.

Just two hours by car to NYC, Bluestone is also accessible via the Port Jervis train station just 30 minutes away. This combination of accessibility, seclusion, and curated lifestyle experiences makes Bluestone an ideal base for both full-time living and weekend retreats.







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

MORE INFO

AT A GLANCE

- Year Built: 2008
- Bed/Bath: 2 / 2
- Sqft: 1,314 + 657 finished basement
- Acres: 5.106
- SBL: 18.-1-1.3 + 18.-1-1.2
- Road: Bluestone Drive is private (\$75 per plow)

TOP AMENITIES

- Remarkable quietude and privacy
- Old world charms in a newer build
- Wide plank barnwood flooring
- Wood-burning fireplace
- Screened-in porch
- Two king-sized bedrooms + finished basement
- Mature landscaping and fenced garden
- Great fire pit tucked amongst the trees
- Furnished and turnkey

TAX INFO

- Town Tax (Highland): \$5,120 (2026)
- School Tax (Eldred CSD): \$6,154 (2026-2027)
- Total Taxes: \$11,247

CONNECTIVITY

- Cell Service: Good with Verizon
- Internet Provider: Spectrum

FURNITURE + CONTENTS

Sold fully furnished less a few select personal, sentimental, and staging pieces. “Just bring your toothbrush.”

UTILITIES

- Electric: NYSEG
- Whole house generator installed 2021
- Energy: Propane (heat, water heater, cooking); electric (heat + cooling)
- Septic: Tank located in front of rocking chair porch, last pumped 2023
- Water: Drilled Well
- Hot Water: Tankless (replaced 2024)
- Heat:
 - Hot water baseboards and cast iron radiators; two zones
 - Boiler (propane); last serviced 2024
 - Electric baseboards: Basement
- Cooling: Window AC (electric)

APPLIANCES

- Wolf Range (propane)
- Liebherr Fridge
- Fisher & Paykel 2-Drawer Dishwasher
- Vent Hood
- Microwave
- Washer and Dryer
- Wine fridge (basement)
- Whole house generator (2021)



Buyer to confirm all pertinent information .

MORE INFO (cont.)

NOTEWORTHY UPDATES

- Whole house generator (2021)
- Front step replacement (2026)
- Interior main level painted (2022)
- Installed back gutter and gutter screens (2026)
- Added fenced-in garden (2022)
- Tankless water heater replaced (2024)

PCDS

Property Condition Disclosure Statement (PCDS) available upon request.

SHORT TERM RENTAL

The Town of Highland requires a short-term rental application. Please contact the town to verify intended uses.

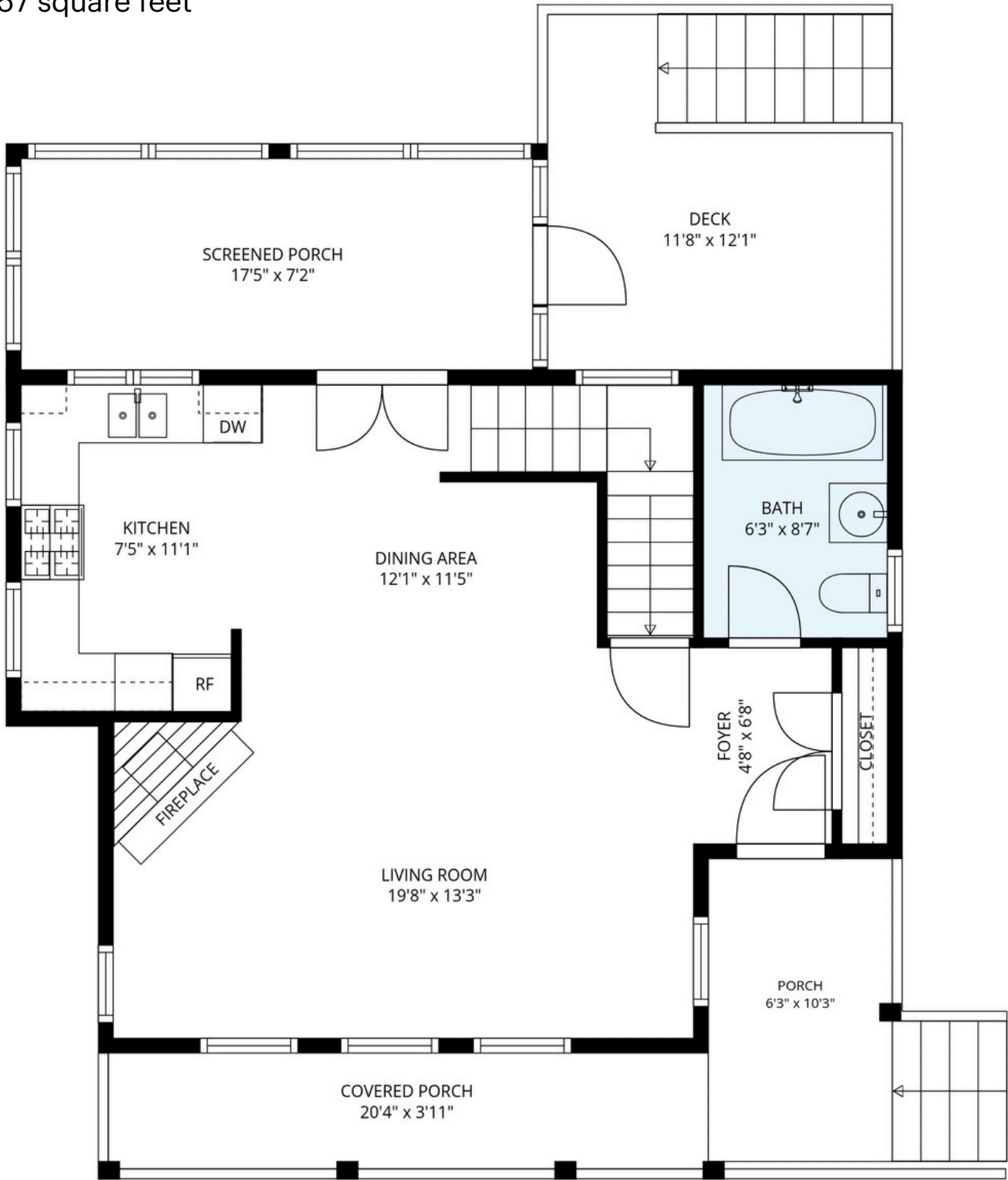
AUDIO RECORDING DEVICE

Camera at front entrance.

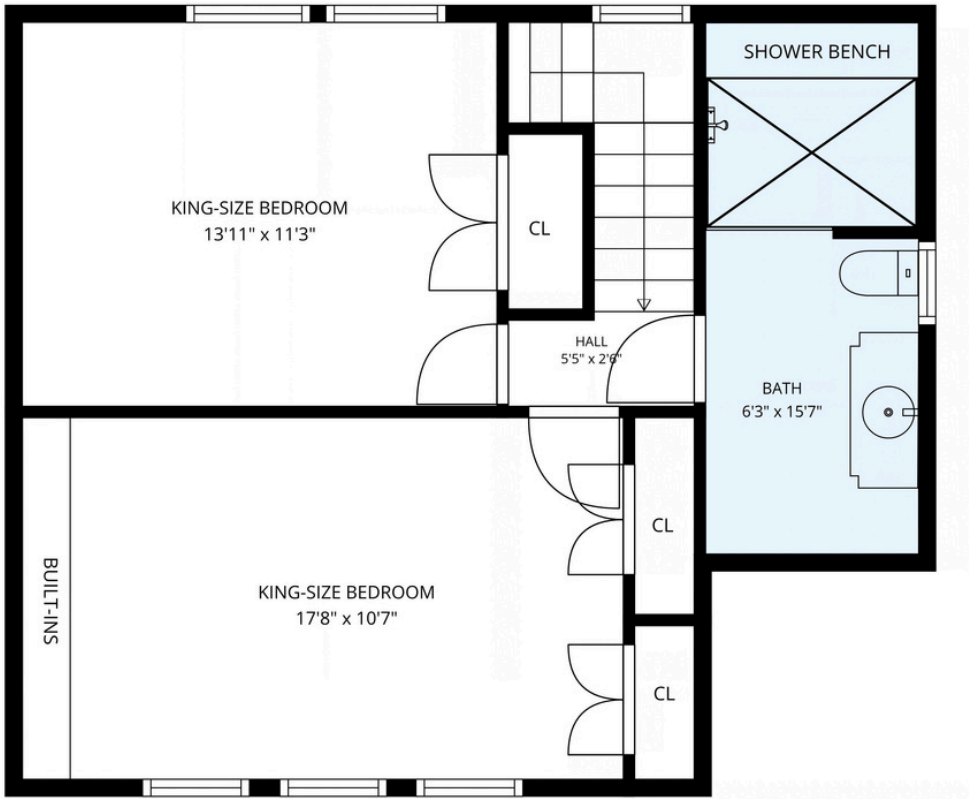
THE LAYOUT

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.

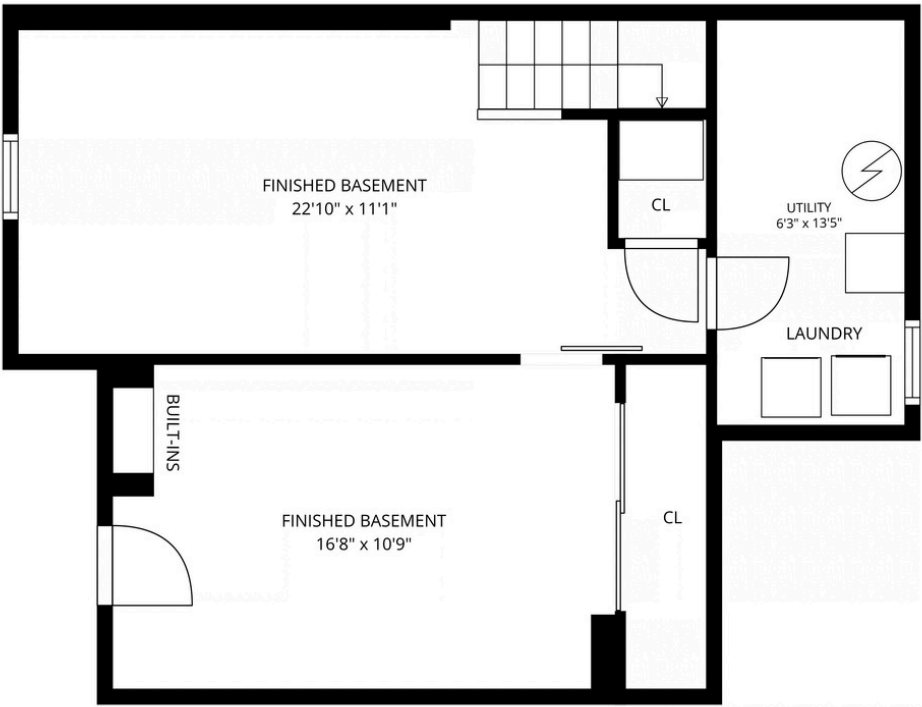
MAIN LEVEL + UPPER LEVEL: 1,314 square feet
FINISHED BASEMENT: 657 square feet



MAIN LEVEL



UPPER LEVEL



LOWER LEVEL

A vintage-style bathroom with a clawfoot bathtub, a pedestal sink, and a small table with candles. The room features white shiplap walls, a dark ceiling, and a patterned rug. A white towel hangs on a rack to the left of the tub. A small table with a dark top and ornate legs holds a lit candle and a basket of towels. The bathtub is white with a patterned towel draped over the side. The pedestal sink is white with a chrome faucet and handles. A mirror is mounted on the wall above the sink. The floor is covered with a patterned rug.

ERICA KEBERLE

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

erica@anatolehouse.com
Instagram: @majorjackscatskills
www.anatolehouse.com

19 Conklin Hill Rd
Livingston Manor, NY 12758