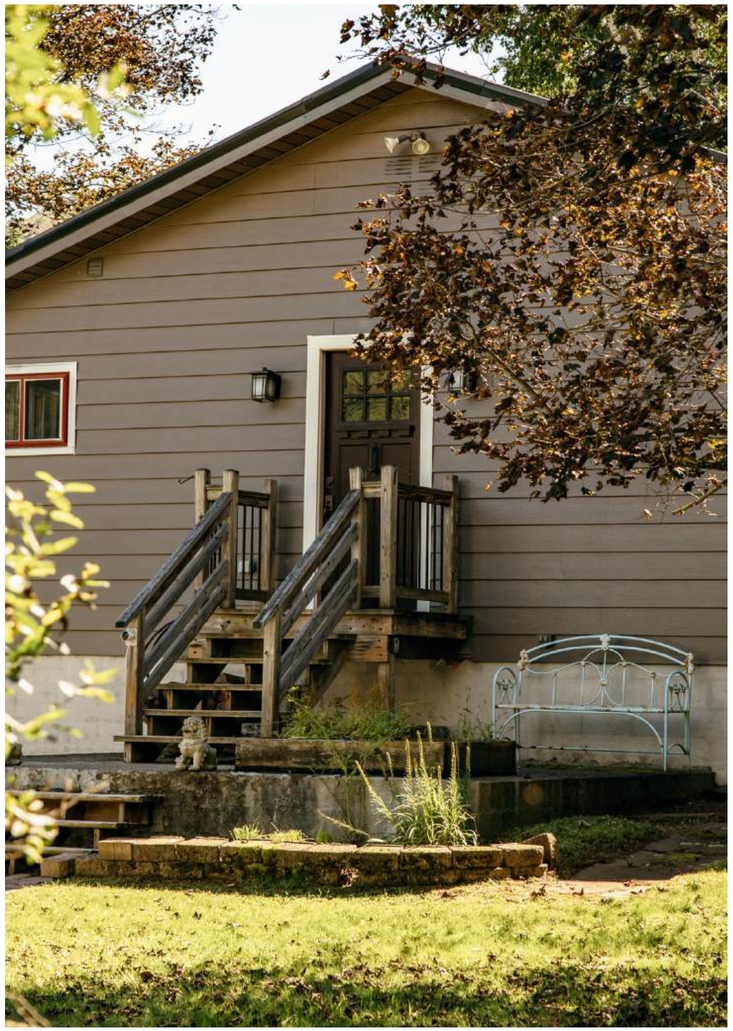
DRY BROOK

45 Franks St, Arkville, NY 12406

FOR SALE BY KAYLA MCNAMARA





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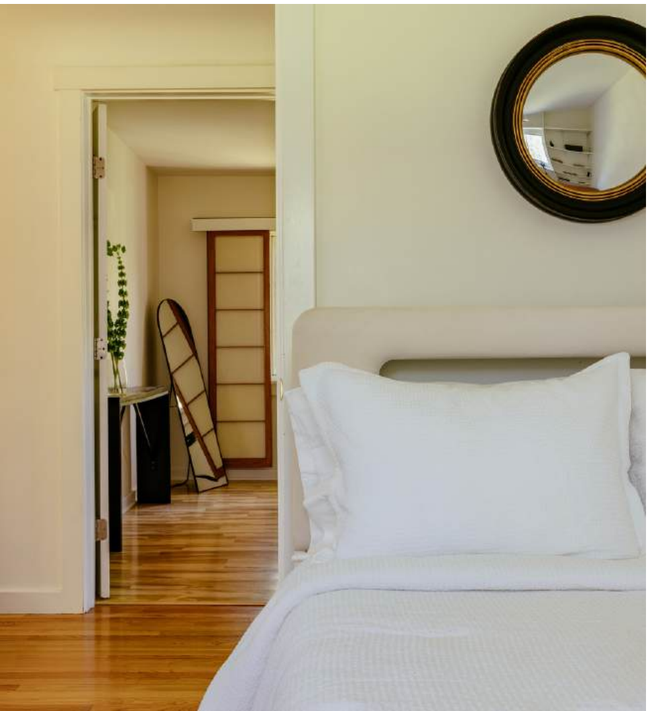
09 Map



Introducing Dry Brook

Once an artist's retreat, this two-bedroom, one-bath home has been stylishly updated and sits on a quiet side street in the hamlet of Arkville, in the heart of the Western Catskills. This unique location offers peaceful meadow and mountainside, yet a walkable town setting and access to Belleayre Mountain.











STEP INSIDE

The hallway opens onto a great room anchored by a stone hearth and wood stove, with vaulted ceilings and sliding doors leading out to the deck. Both bedrooms and the bathroom sit just off this central hallway, an efficient layout that makes the most of every square foot. The primary bedroom includes built-in shelving flanking a window nook, while the second bedroom offers flexible space for an office or den. The bathroom entrance is marked by a striking sliding door with a wood lattice and paper-paneled screen, a small architectural detail that sets the tone for the modern finishes carried throughout, including the newly renovated kitchen with sage green shaker cabinets, brass hardware, a farmhouse sink, and a butcher block island.



THE GROUNDS

Outside, a stone path leads to the front entry, and a two story deck steps down to a private patio set up for grilling and entertaining, with raised garden beds nearby. The fenced backyard is shaded by mature birch and framed by a wood privacy fence, with mountain views glimpsed through the trees and open lawn running back toward Dry Brook Creek.

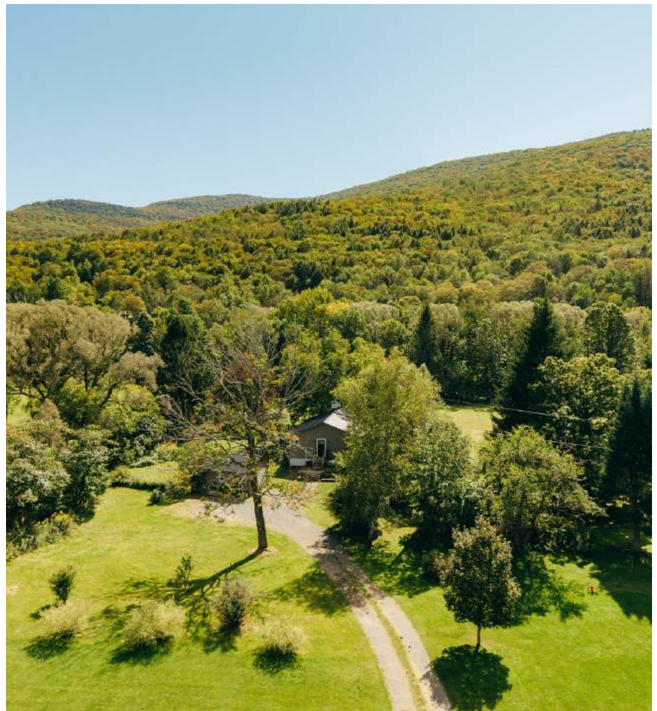
THE LOCATION / ARKVILLE

This is a rare chance to live in a private Catskills house without giving up walkability to town. Arkville sits in a valley in the heart of the Catskill Mountains, the house is walking distance to Mornings for coffee, Union Grove Distillery, the village shops and a restaurants, an EV charging station, the Trailways bus stop with service to Port Authority, and the Delaware and Ulster Railroad, where scenic excursions and dinner trains still run. Belleayre's ski slopes and hiking trails are 10 minutes away, and Margaretville is 5 minutes for more shopping and dining.













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

MORE INFO

AT A GLANCE

– Year Built: 1972
– Bed/Bath: 2/1
– Sqft: 1,064
– Acres: 0.59 Acres
– SBL: 307.1-3-16
– Road: Gravel
– Siding: Vinyl
– Roof: Metal

TOP AMENITIES

– Wood burning fireplace
– Radiant heated flooring throughout
– 1 car garage
– UV water filteration system
– Privacy fence
– backyard patio

UTILITIES

– Heat: Radiant floor heat, solar and electric, supplemented by woodburning stove.
– Water heater: Solar and electric
– Sewer: Septic
– Water: Drilled well
– Fuel: Propane (for range only)

AUDIO RECORDING DEVICE

Ring camera on premises.

APPLIANCES

– Range/Range hood
– Refrigerator
– Dishwasher
– Washer/Dryer

TAX INFO

– Town Tax: $1,396.60
– School Tax: $996.98

CONNECTIVITY

– Cell Service: Good
– Internet Provider: Margaretville Telephone Company

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Located in a flood zone. Seller has flood insurance.


Franks Street
Finnerty Lane



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