WHITE FARM

433 County Road 116, Cochecton, New York 12726

FOR SALE BY PAUL HEINTZ
ANATOLE HOUSE





Contents

03 The Story

05 Step Inside

06 The Grounds & Location

08 More Info

09 Boundaries & Floor Plan

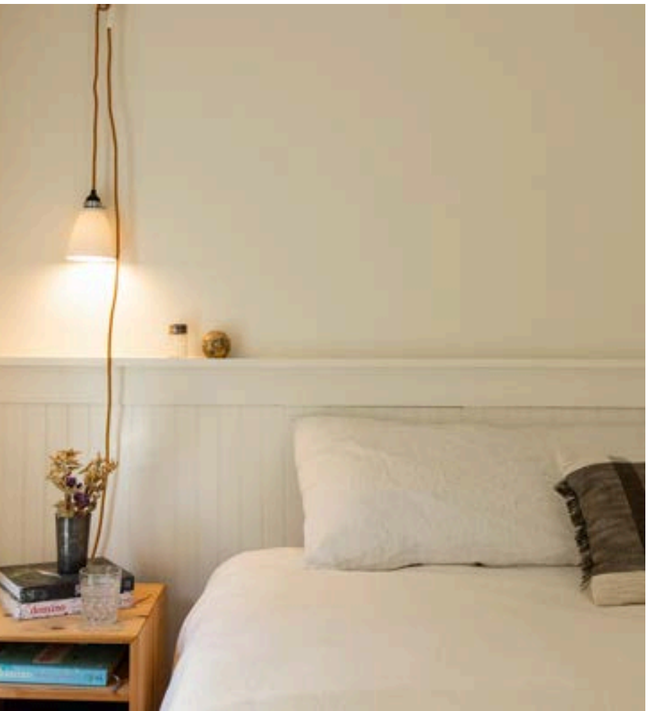


Introducing White Farm

Some houses ask you to slow down. This one insists on it.

Tucked into the green hills of Cochecton along the banks of a rushing creek, audible from inside. White Farm is a fully gut-renovated farmhouse that marries the warmth of upstate New York with the quiet clarity of Scandinavian design. Every detail has been considered. Nothing is accidental.











STEP INSIDE

The interior is the work of a trained designer: crisp white walls, natural wood, aged bronze fixtures, and washes of linen and texture throughout. Beadboard wainscot, layered textiles, and a restrained material palette give each room a serene, almost meditative quality, the kind of space where you exhale the moment you walk in. Rustic meets refined: think a weathered farmhouse table pulled up to chrome chairs, or raw wood grain against matte white cabinetry. It's hygge without the cliché.

The heart of the home has been completely reimagined. Soft white cabinetry sets a calm, neutral foundation, topped with rich soapstone counters that bring depth and a hand-finished, almost stone-washed quality to every surface. A zellige-style backsplash adds subtle texture and movement. High-end appliances are seamlessly integrated for a kitchen that performs as beautifully as it looks. The adjoining eat-in dining area is wrapped in large windows that frame the creek below, so meals unfold with the sound of moving water and views of the trees right outside.

Three bedrooms offer intimate, cozy retreats, small by design, intentional in feeling. Two full bathrooms, both renovated to the same exacting standard.



THE GROUNDS

A detached garage for storage, gear, or a future studio. Alongside the property, the creek rushes on, dramatic, real, and impossible to ignore.

THE LOCATION / COCHECTON, NY

Cochecton is a quiet hamlet along the Delaware River in Sullivan County, sitting right at the edge of the Catskills and the Upper Delaware Scenic and Recreational River corridor. It's the kind of place that still feels undiscovered, fewer crowds than its more well-known neighbors, but just minutes from the shops, restaurants, and river access of Narrowsburg and Callicoon. For buyers drawn to a slower pace, Cochecton offers genuine rural calm with the conveniences of the Sullivan Catskills corridor close at hand and at under 90 minutes from the city, it's an easy weekend escape that still feels like a true retreat.

With top ameneties like, Lake Huntington (five minutes), Cochecton Pump House (three minutes) and Delaware River access (five minutes) as well as so much more there is not a storage on activites to fill your weekend.













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

MORE INFO

AT A GLANCE

– Year Built: 1926
– Bed/Bath: 3 / 2
– Sqft: 1,236
– Acres: 0.69
– SBL: 13.-2.-12
– Road: Public
– Siding: Vinyl
– Roof: Asphalt shingle - 2024

TOP AMENITIES

– Full renovation
– High efficency heating/cooling system
– Chef's appliances
– Creek
– Deck
– Detached garage (with electricity)

UTILITIES

– Electric: 200+ amp service
– Heat: Forced hot air
– Cooling: Forced cool air
– Water heater: Electric
– Sewer: Septic (pumped in 2026)
– Water: Well

AUDIO RECORDING DEVICE

No security cameras or audio recording on premises.

APPLIANCES

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

TAX INFO

– County/town Tax: $2,084
– School Tax: $2,032

CONNECTIVITY

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

FURNITURE + CONTENTS

Furnishings are negotiable.

SHORT TERM RENTAL

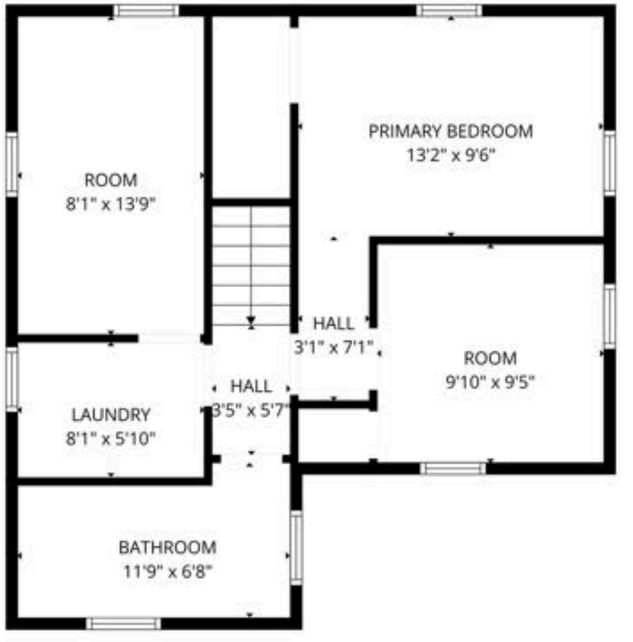
Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.


Brook Rd
116
84'
52'
64'
213'
109'
131'
93'
116
55 yards
Google
Map data ©2026 Google


KITCHEN
11'10" x 11'7"
DINING AREA
6'5" x 8'4"
BATH
7'1" x 5'4"
ENTRY
8'3" x 5'10"
LIVING ROOM
19'11" x 13'2"


ROOM
8'1" x 13'9"
PRIMARY BEDROOM
13'2" x 9'6"
HALL
3'1" x 7'1"
ROOM
9'10" x 9'5"
HALL
3'5" x 5'7"
LAUNDRY
8'1" x 5'10"
BATHROOM
11'9" x 6'8"



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