

Alma

82 OAK STREET, NARROWSBURG, NY 12764
FOR SALE BY ERICA KEBERLE
ANATOLE HOUSE



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The Grand Dame of Oak Street sits like a queen on her hill above Narrowsburg - an antique farmhouse with old soul, big views, and coffee within walking distance.

There's just something about old houses that gets us every time. Patina, proportions, and a maybe slightly eccentric circulation that somehow makes perfect sense once you call it home. Nooks and crannies and rooms that refuse open concept as a concept. After more than a century, a house has earned the right to be a little particular. There is a certain freedom in a house that knows exactly what it is.

She is classy, but not precious. More than a century of people have lived here, changed things, changed them again, and left their mark. There is a richness that only comes with time, an accumulation of history and architectural wisdom. Old houses seem more comfortable in their own skin. They just know how to be houses.

Rooms have jobs. There are places to disappear. The kitchen isn't trying to be the living room, allowing a dinner party to casually migrate over an evening. Muddy boots are not a crisis. Neither is the dog.

And there is still plenty of unscripted space for whoever comes next - to decide what happens next, what story they will tell, and what mark they will leave.

Oak Street also pulls off a particularly good Catskills trick: country life without isolation. Walk down the hill for coffee, dinner, art, the farmers' market or a festival, then make the gentle climb home past neighbors on porches to your own half-acre. There is room for garden beds, a fire pit, a separate studio. You can aspire to the homestead, or just get wild and grow too many tomatoes. Weave into community life when connection calls, and retreat into home for a little reflection.





STEP INSIDE

Most days, you'll enter through the back of the house, directly into a bright, flexible room where an oversized picture window frames the rolling hills beyond. Part mudroom, part studio, part second lounge - its job can change depending on the day.

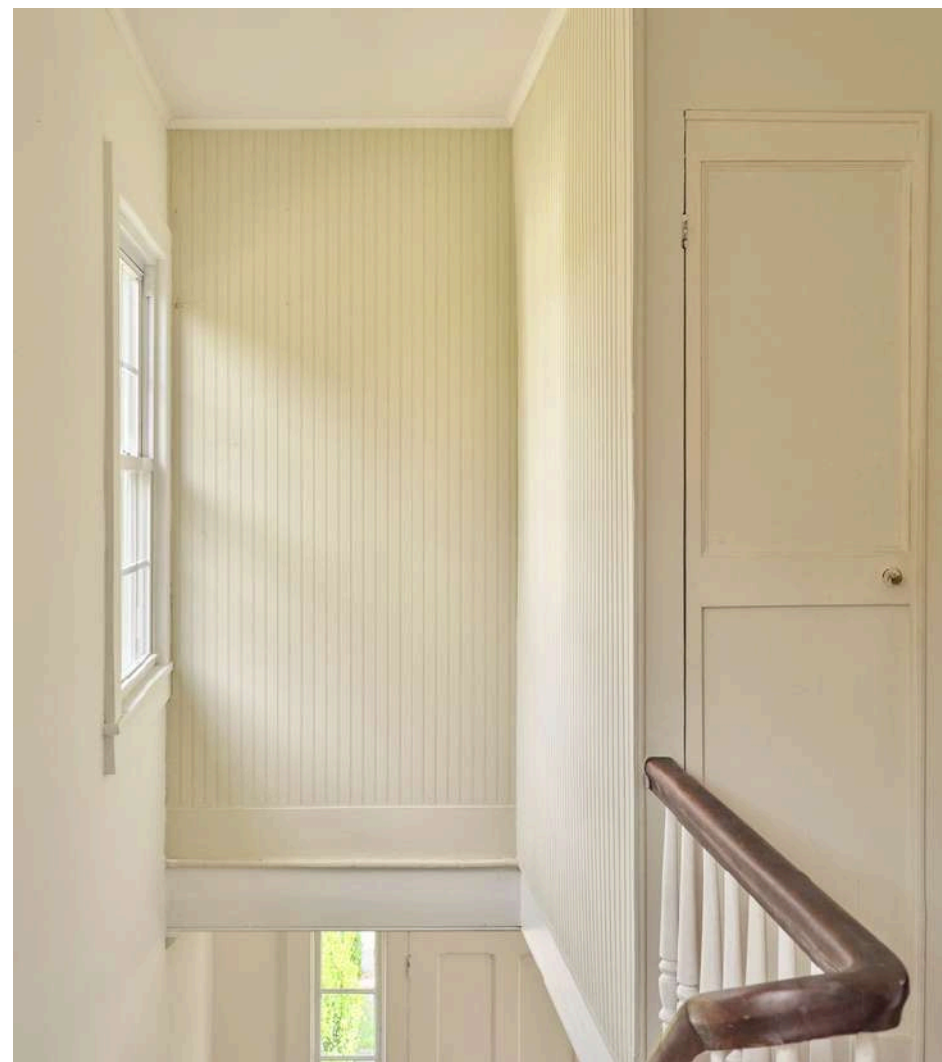
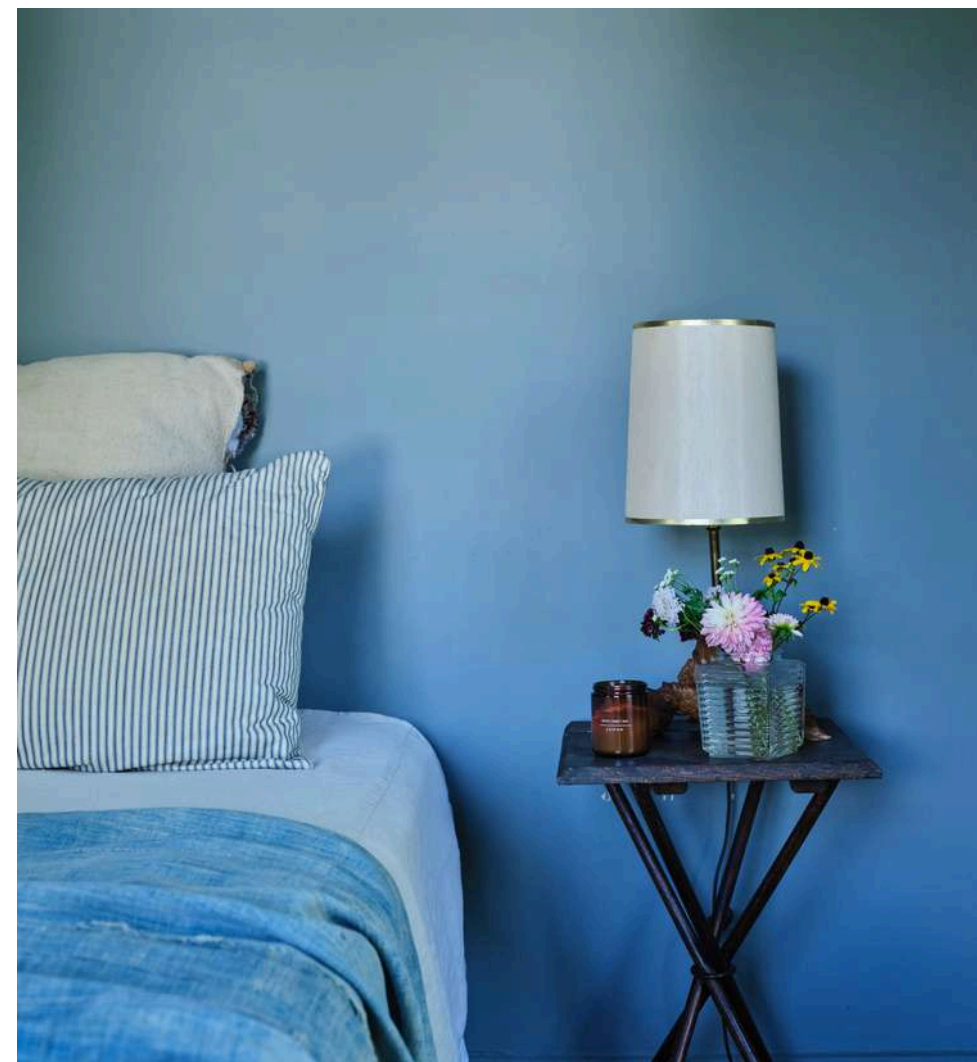
From here, the house unfolds through a series of distinct but connected spaces. A large dining room leads to the parlor, while the kitchen keeps its vintage wood cabinetry, freshly finished in a warm greige, along with a generous butler's pantry and laundry room for hiding life's beautiful mess. A full bath completes this level.

Throughout, tall ceilings and abundant natural light give the rooms an unexpected sense of scale. But the killer wood floors are the heartbreaker: worn, imperfect, and carrying the kind of patina that simply cannot be manufactured or recreated. A grand staircase with an old wood banister winds upstairs, smoothed by decades of holding hands.

Upstairs are four bedrooms, a full bath, and a hall linen closet. The primary has room for a king-size bed plus a large dressing room, while the remaining bedrooms can flex between guests, work, and whatever life brings next.

And the views only get better as you climb. By the time you reach the primary bedroom, rooftops and treetops give way to the rolling hills surrounding town.

An unfinished basement below houses the mechanical guts of the house, with additional room for storage.





THE GROUNDS

For an in-town house, Alma has room to roam. Just over half an acre slopes gently away from the house, with a stone patio for dining outside, a fire pit for lingering later, and plenty of lawn left over.

Out front, a broad staircase makes a grand approach to the rocking-chair porch, complete with gingerbread detailing and a front-row seat to the neighborhood below.

And then there's the garage. Windowed, insulated, wired with electric, and set on a concrete floor, it has lived a few lives already - rumored to have once housed a horse, and later, a recording studio - so it's heard some things. Today, call it a workshop, art studio, gear room, garden headquarters, or somewhere to park the Harley.

A large garden shed rounds out the practical side of things.

THE LOCATION / NARROWSBURG, NY

Narrowsburg has an established and growing creative streak. The Delaware Valley Arts Alliance has anchored the local arts community for 50 years, while Riverfest, the Big Eddy Film Festival, gallery openings, live music, and the weekly farmers' market keep the community in circulation.

Today, there's an easy mix of the creative and the everyday: coffee, restaurants, boutiques, vintage, art, and the Delaware River, all clustered around a Main Street that still feels like a Main Street. Even the walk from Oak Street to town has some personality, with outsider art destination Ruffed Grouse Gallery as a close neighbor along the way.

Wander farther to hike the Tusten Mountain Trail, get on the Delaware, spend an afternoon in Barryville or Callicoon, or catch a show at Bethel Woods. New York City is under two hours by car, making Alma equally plausible as a weekend escape or a full-time change of pace.







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

MORE INFO

AT A GLANCE

- Year Built: 1900 (per Town record)
- Bed/Bath: 4 / 2
- Sqft: 2,404
- Acres: 0.59
- SBL: 12.-12-1
- Road: Oak St and Welch St are both publically maintained

TOP AMENITIES

- Views
- Walk-to-Town
- Original farmhouse floors
- High ceilings
- Large detached garage and garden shed
- Generous in-town lot size

TAX INFO

- Town of Tusten (2026): \$2,654
- Sullivan West School District (2026-2027): \$2,428
- Total Taxes: \$5,082 (2026)

CONNECTIVITY

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

FURNITURE + CONTENTS

Garden shed contents and garage contents (less Harley Davidson) are included with sale.

UTILITIES

- Electric: NYSEG (subpanel in garage)
- Energy: Electric (hot water + mini-splits), Oil (heat)
- Town Water & Sewer (~\$300-\$500 annually for full-time use)
- Hot Water: Stand alone (electric) - replaced in 2026
- Heat:
 - Forced hot air furnace (oil, one zone) - replaced in 2020
 - Heat pumps (electric): Living Room, Primary Bedroom
 - Electric baseboard: Second Floor Bath
- Cooling:
 - Mini-splits (electric): Living Room, Primary Bedroom
 - Window AC (electric)

APPLIANCES

- Range/oven (electric) - 2025
- Fridge - 2026
- Dishwasher - 2025
- Microwave
- Washer and Dryer (electric)



Buyer to confirm all pertinent information .

MORE INFO (cont.)

NOTEWORTHY UPDATES

- Shingle roof is approx. 12 years old
- The flat roof section was replaced in 2024
- Freshly painted kitchen, dining room, back room, hallways, one bedroom

MISC.

- Detached garage has a concrete floor, double doors, insulation, windows, and an electric subpanel
- Attic access in upstairs hallway. There are beams and insulation - no storage space.
- Sullivan West school buses stop out front at Engleman and Oak; Homestead school buses stop at Narrowsburg Union.
- Lawn is ~\$75 per mow. Sellers shovel their own parking area.

PCDS

Property Condition Disclosure Statement (PCDS) available upon request.

SHORT TERM RENTAL

Buyer to confirm allowable uses with Town of Tusten.

FLOOD ZONE

Not located in an active flood zone.

AUDIO RECORDING DEVICE

No recording devices on the premises.

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. Buyer to verify all.

MAIN LEVEL - 1,346 sqft (town record)

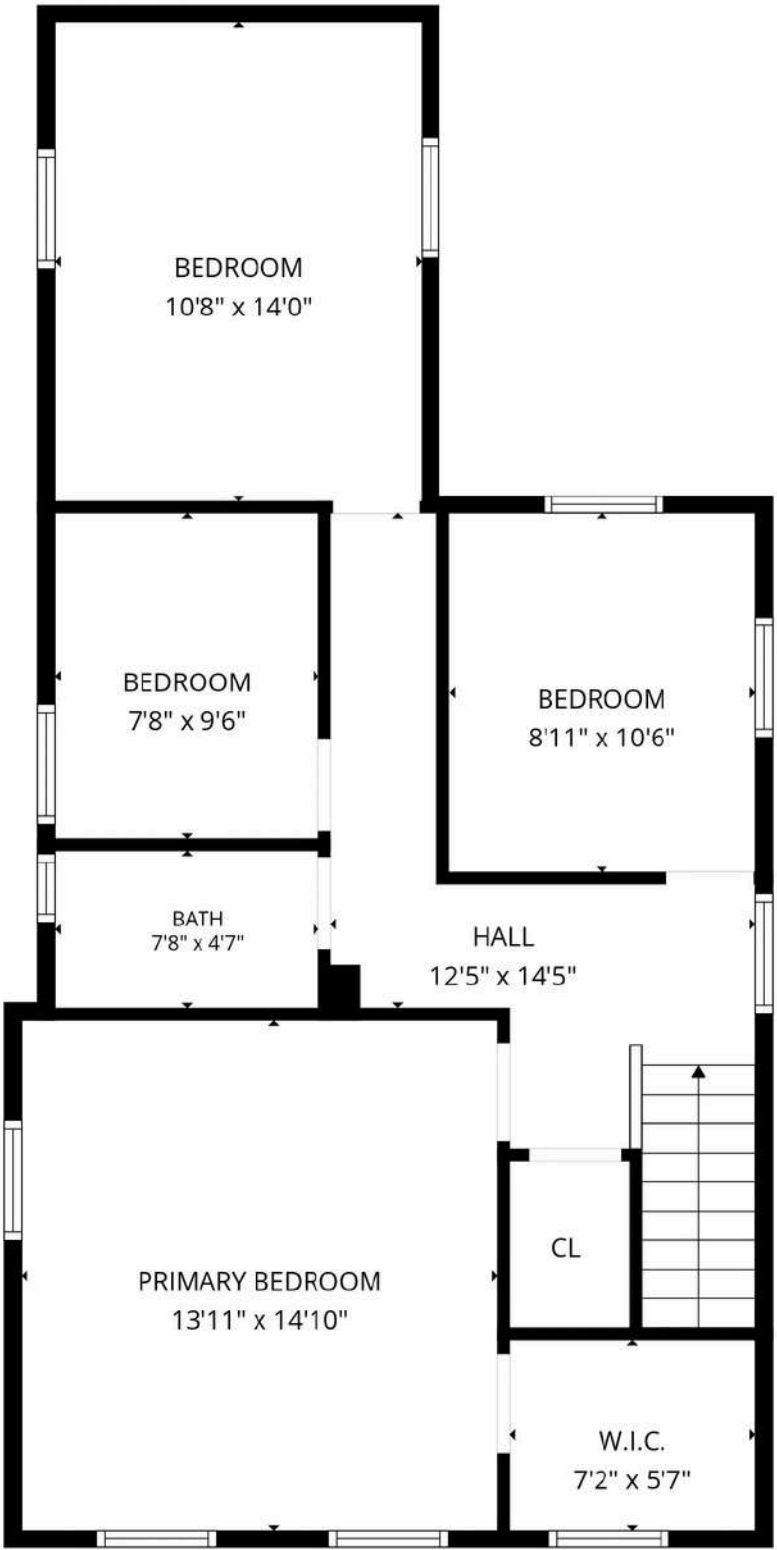
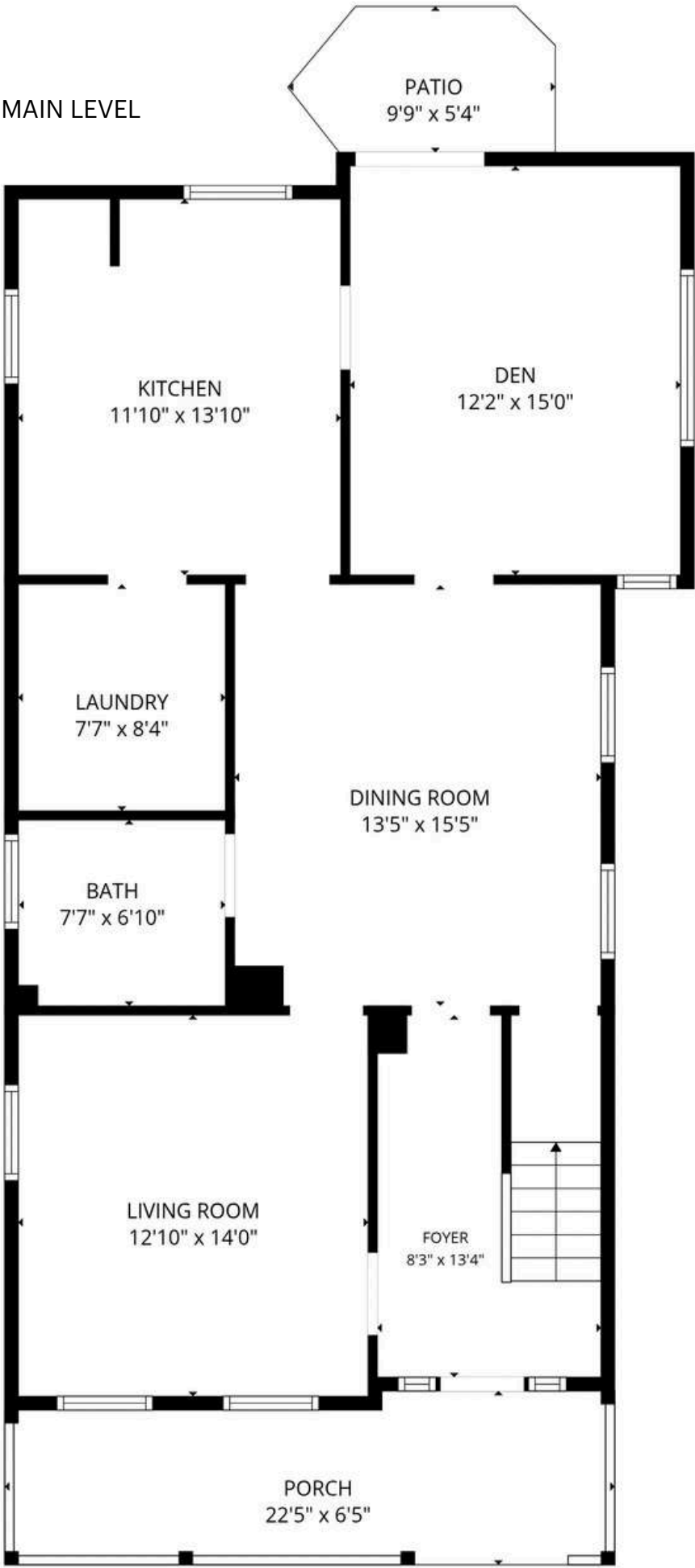
- Easy access to the back patio for outdoor dining and unloading groceries
- Flexible den for a multitude of uses
- Grand dining room for holiday dinners
- Large laundry room / butler’s patnry off kitchen
- Rocking chair front porch

SECOND LEVEL - 1,058 sqft (town record)

- King-sized primary bedroom with walk-in-closet
- Three other bedrooms for flexible use. The back bedroom is staged with a queen bed, the bedroom nearest the stairs is staged with a double bed.

UNFINISHED BASEMENT - not shown

- Mechanicals and storage
- Interior stair access + exterior bilco door access



SECOND LEVEL



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