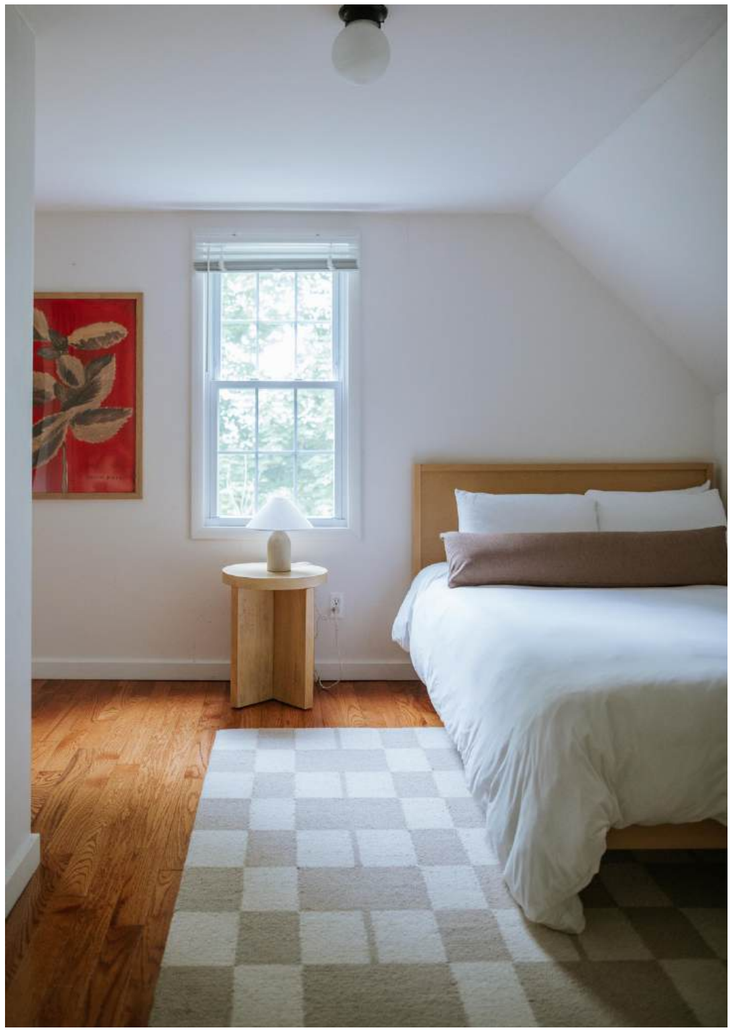
THE GABLES

95 FREMONT STREET CALLICOON, NY 12723

FOR SALE BY JILL BORENSTEIN & ERICA KEBERLE
ANATOLE HOUSE





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Historic character, modern ease, and room to gather.

The Gables presents a rare large-format Catskills property in the heart of Callicoon. Redesigned in 2025, this stunning home offers a compelling opportunity for investors seeking scale, design appeal, and immediate operational potential in one of Sullivan County's most vibrant destination markets.

Set on a half-acre parcel within walking distance to Callicoon's restaurants, shops, movie theater, and Delaware River access, the home pairs substantial guest capacity with the increasingly rare convenience of an in-town setting.




MAPLE







STEP INSIDE

Thoughtful updates have been introduced with a light touch, allowing the home's historic character to remain at the forefront. Original millwork, painted floors, oversized windows, and preserved architectural details provide a sense of continuity throughout the Gables. The three-story farmhouse unfolds through a series of bright, generously sized gathering spaces designed to foster both connection and retreat. The main living area centers around a wood-burning stove, while an open dining room and kitchen, finished with bluestone countertops and butcher block surfaces, are well-suited to large-format entertaining without sacrificing flow.

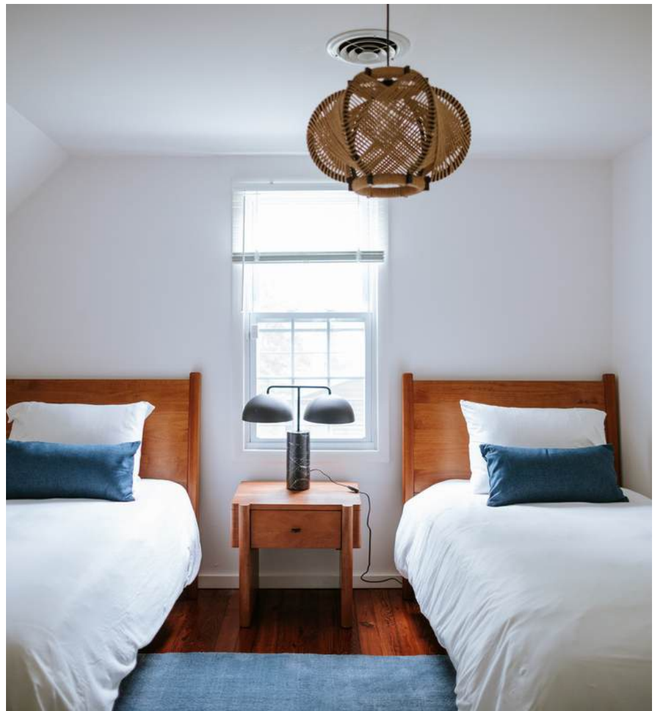
Beyond the shared spaces, the home reveals a collection of quieter moments: built-in window seats, intimate reading corners, and carefully framed views from one room to the next. Bedrooms embrace simplicity without sacrificing personality, with crisp white linens, botanical artwork, woven accents, and earthy textiles creating spaces that feel calm, inviting, and deeply restorative.

The bedroom configuration has been thoughtfully reimagined to maximize both flexibility and occupancy. The main level includes a guest bedroom and media/playroom. Upstairs, the second floor offers two oversized bedroom suites with dedicated lounge spaces, alongside an additional guest room and shared bath. The original third-floor layout remains intact, providing four additional bedrooms and a shared bathroom anchored by a clawfoot tub.

Just beyond the kitchen, a multi-level deck extends daily life outdoors. Bluestone steps descend toward a generous yoga and meditation platform positioned alongside a year-round stream, creating an amenity set equally suited to family gatherings or peaceful weekends in the Catskills.











THE GROUNDS

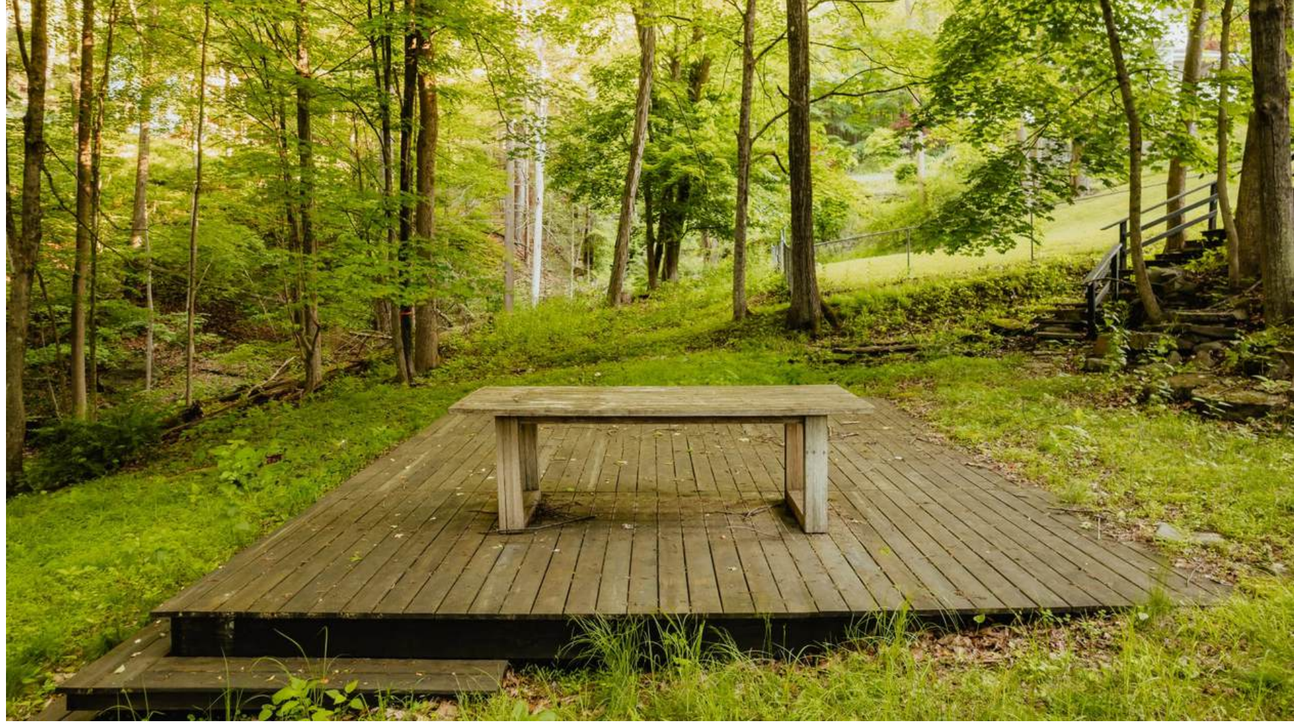
The half-acre parcel has been thoughtfully designed as a layered outdoor experience, with mature weeping cherry trees framing the covered front porch and a multi-level deck for al fresco dining and entertaining. A streamside platform offers flexibility as an outdoor dining venue or yoga and meditation space. The grounds also include a spacious fenced lawn for children and pets, a woodland fire pit tucked beneath the trees, and a versatile solarium suited to gardening, quiet mornings, or cozy evenings in the cooler months.

THE LOCATION / CALLICOON, NY

One of The Gables' greatest assets is its location. Main Street Callicoon, with its small shops, dining destinations, historic movie theater, and wine bar, is just minutes away on foot. The nearby Delaware River offers some of the region's most celebrated fly fishing, along with opportunities for paddling and riverside recreation, while hiking trails and cycling routes are easily accessible throughout the surrounding countryside.











HOSPITALITY-FORWARD



ESTABLISHED RENTAL PERFORMANCE

Plus one year of complimentary STR management. See details.



AMENITIZATION OPPORTUNITY

Potential to expand the guest experience.



EVENT-DRIVEN DEMAND

Proximity to wedding and event venues.



SCALE MEETS CONVENIENCE

10 bedrooms · Walk to Main Street · Town water & sewer.

ESTABLISHED RENTAL PERFORMANCE

2025 GROSS RENTAL

$49,761

+47.3% vs. 2024

2026 BOOKING PACE

+1.9%

As reported by seller, as of Oct 21

YEAR	RESERVATIONS	NIGHTS BOOKED	GROSS RENTAL	BOOKED AS OF OCT 21	PACING %
2022	29	104	$49,077	—	—
2023	26	82	$38,294	$33,369	—
2024	22	71	$33,772	$30,762	-7.81%
2025	28	74	**$49,761**	$43,161	**+40.31%**
2026 YTD	19	52	**$41,830**	$43,982	**+1.90%**

WHAT IS BOOKING PACE?

Booking pace compares the value of reservations booked by a given date with the comparable point in the prior year. The Gables has demonstrated increasing year-over-year performance over the past two years.

Source: Seller-provided rental performance data. 2026 is year-to-date; booked revenue and gross rental revenue are distinct measures. Historical performance does not guarantee future results.

A little something extra.

An established Red Cottage portfolio property, the seller is offering one year of complimentary vacation rental management with Red Cottage when you sign a three-year management agreement.

RED COTTAGE

Visit redcottage.com for exceptional vacation rentals in the northeast.





AMENITIZATION OPPORTUNITY

Room for enhancement.

The Gables offers an opportunity to build upon its established rental offering through the addition of guest-focused amenities.

Outdoor gathering spaces, a barrel sauna, hot tub, or other hospitality-minded improvements could expand the guest experience and strengthen the property's positioning within the competitive short-term rental market.

Rather than requiring a wholesale reinvention, the opportunity lies in identifying targeted improvements that complement the property's existing scale and character.

Photo for illustrative purposes only. Buyer to verify all intended uses, permitting, feasibility.

EVENT-DRIVEN DEMAND

A destination for gatherings.

The Gables is positioned to serve guests visiting the Western Catskills for weddings, celebrations, and other destination events.

Established venues throughout the surrounding area - including Seminary Hill, Callicoon Hills, The Barn on Hubbard, Long Hill Farm, Handsome Hollow, and Mountain Meadows - draw visitors to the region, creating potential demand for accommodations suited to larger groups.

With ten bedrooms, The Gables offers an alternative to booking multiple hotel rooms or separate rental properties, allowing family members, wedding guests, and groups of friends to stay together under one roof.

Already on the guest list.

The Gables isn't new to the wedding circuit. It's appeared on Seminary Hill wedding accommodation lists and served as a wedding-day shuttle stop as recently as 2025.



SCALE MEETS CONVENIENCE

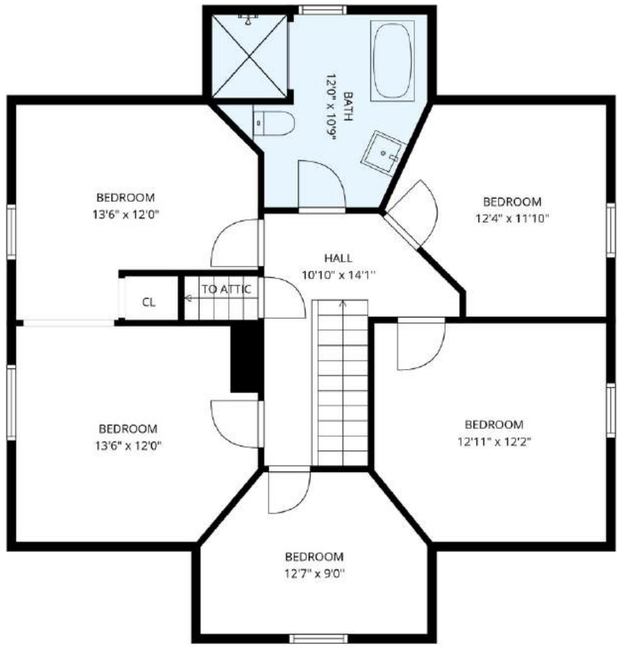
The advantage of being in town.

Ten bedrooms. More than 3,200 square feet. And Main Street Callicoon just a walk away.

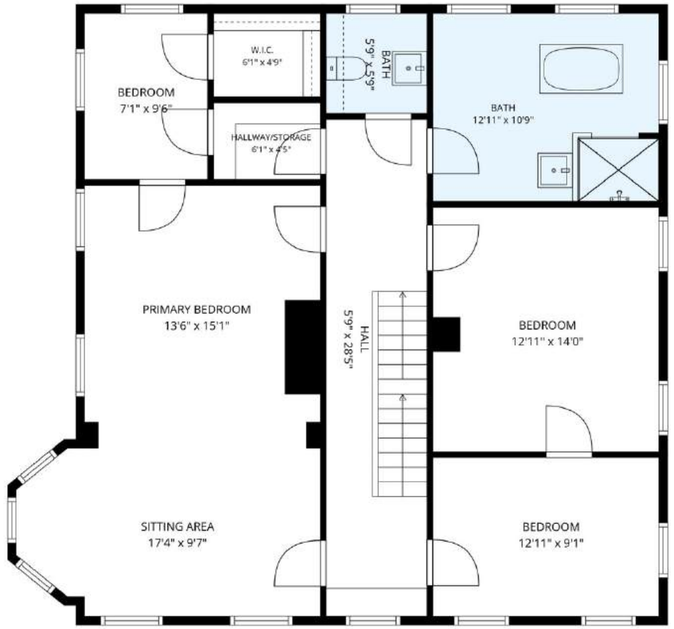
The Gables combines the capacity of a large group property with the convenience of an in-town location. Guests can enjoy Callicoon's restaurants, shops, and local attractions without relying on a car for every outing.

Town water and sewer add another practical advantage.

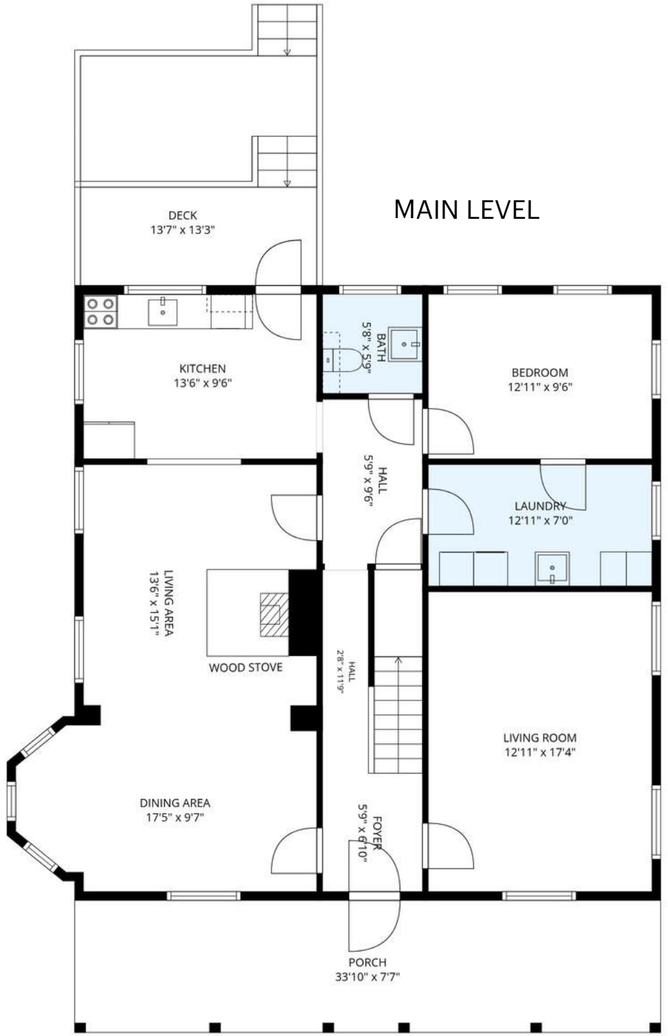
Attic and basement not shown. Please inquire for floor plans. All floor plans for illustrative purposes only. We do not represent or guarantee the accuracy of any information and are not liable for any reliance thereon.



THIRD LEVEL



SECOND LEVEL



MAIN LEVEL



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

MORE INFO

AT A GLANCE

– Year Built: 1909
– Bed/Bath: 10 bedrooms / 2 full bath + 2 half bath
– Sqft: 3,252
– Acres: 0.47
– SBL: 13.-3-13
– Road: Public
– Siding: Wood

TOP AMENITIES

– Stream in Backyard
– Back Deck(s) + Outdoor Dining
– Wood Burning Stove
– Walking distance to Callicoon Main St.
– Fire Pit

UTILITIES

– Electric: NYSEG
– Heat: Forced Air
– Cooling: Fans/Window AC Units
– Water Heater: Stand Alone
– Sewer: Municipal
– Water: Municipal
– Fuel: Oil

AUDIO RECORDING DEVICE

None

APPLIANCES

– Dishwasher
– Range
– Refrigerator
– Microwave
– Washer/Dryer
– Grill

TAX INFO

– Town Tax: $8,043.87 (2026)
– School Tax: $5,774.24 (2025)

CONNECTIVITY

– Cell Service: Poor
– Internet Provider: Spectrum

FURNITURE + CONTENTS

Full furnishings package available for an additional $50,000

SHORT TERM RENTAL

Buyer to confirm allowable uses.

FLOOD ZONE

Not located in a Special Flood Hazard Area (SFHA).



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