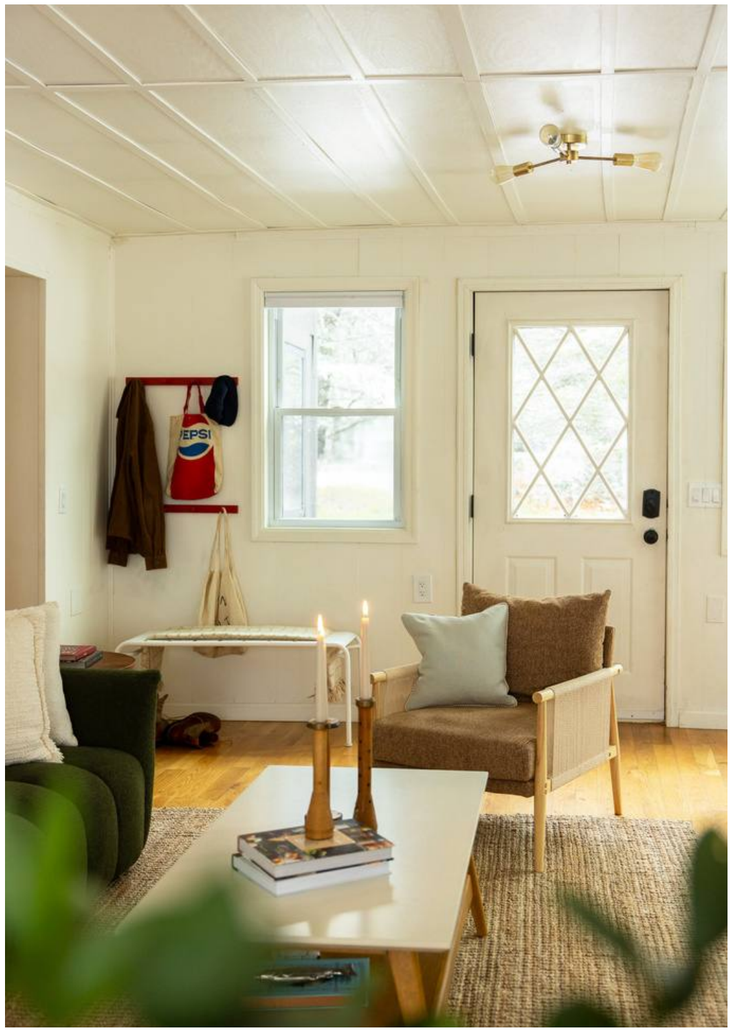


CRANBERRY POND

103 Mullen Road, Parksville, NY

FOR SALE BY PAUL HEINTZ
ANATOLE HOUSE



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Introducing Cranberry Pond

Some houses announce themselves. This one waits for you at the end of a winding road, black-sided and low against the trees, with a pond just beyond the deck. Inside it’s the opposite of dark: cream walls, white oak, jute underfoot, and windows that pull in the soft, low light of a Catskills winter. It’s a house for reflecting, with a fire going and nothing on the calendar.

The details are simple and a little bit sweet. Antiques sit beside modern cabin lines, a touch of color shows up where you least expect it, and there’s a quiet nod to fishing in the air, as it should be this close to some of the best trout water in the East. On nearly ten private acres with two sleeping cabins, a hot tub, and a fire pit, it’s equal parts retreat and base camp.









CRANBERRY POND



STEP INSIDE

You enter into a landing spot made for the everyday rituals, boots off and coat on a hook, before the house opens up. The living room is centered on a wood-burning stove, with large windows that flood the space with light, and it flows without interruption into the dining room, where the pond comes into view. Just off the dining room, the freshly painted kitchen is cream and white, with quartz counters, and the kind of vintage touches that make a kitchen feel collected rather than designed. Living, dining, and kitchen share a calm, flat-ceilinged simplicity that lets the windows and the view do the talking.

Through the hallway you'll find a full bathroom, a laundry area, and ample storage, then the two bedrooms and one flex room. Each has its own door to the outside, so mornings can begin on the deck or the patio rather than in the hall. The bedrooms and flex space have vaulted ceilings with exposed beams, which give them height and warmth, and the primary has its own bathroom with a shower, toilet, and pedestal sink, simple, bright, and uncluttered.

Step outside and the house keeps going. A full-length deck across the back looks toward the pond, with room for coffee, dinner, or nothing at all. Steps away, two seasonal sleeping cabins, each one bright, wired with electricity and fitted with its own private deck, offer an easy place for guests, a studio, or a reading room.



THE GROUNDS

Nearly ten acres of forest, meadow, and water wrap the property in privacy. The back deck faces the pond, and a hot tub and fire pit sit close by, an outdoor living room for every season, from summer swims to hot soaks under cold winter stars. A gravel drive winds in through the trees, and the two sleeping cabins sit tucked among them, each with its own small deck. It’s the kind of land where you hear the birds before you hear anything else.

THE LOCATION / PARKSVILLE, NY

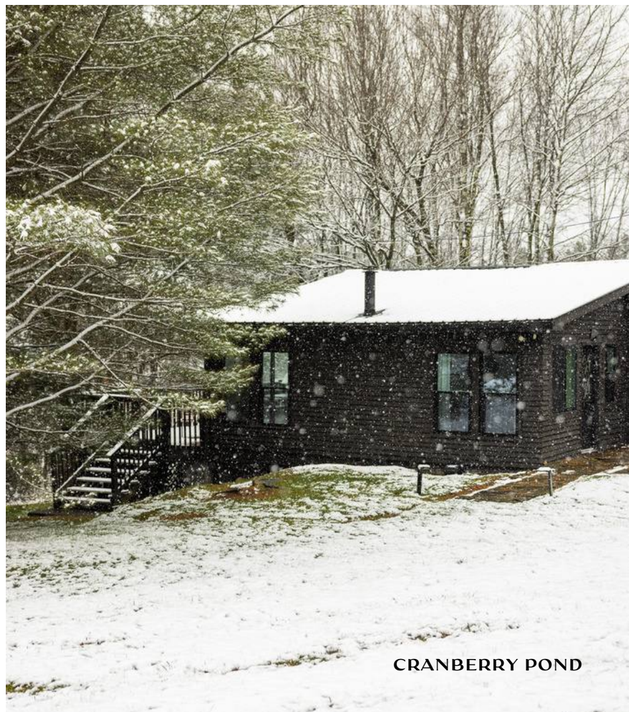
Cranberry Pond sits in Parksville, about fifteen minutes from the main street of Livingston Manor, with its markets, restaurants, breweries, and shops. Around you are forest and river, numerous trout fishing spots, swimming holes, and hiking trails, which make this the right base camp for the outdoors in every season. New York City is under two hours away, near enough for a weekend and far enough to feel like an actual escape.










CRANBERRY POND



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

MORE INFO

AT A GLANCE

- Year Built: 1985
- Bed/Bath: 2 / 2 (plus extra flex room)
- Sqft: 1,080
- Acres: 9.97
- SBL: 2.-1-1.21
- Road: Private
- Siding: Wood and composite
- Roof: Asphalt shingle - 2024

TOP AMENITIES

- Deed pond rights (spring fed)
- High efficency heating system
- Wood burning stove
- Two detached seasonal guest cabins
- Popular short-term rental
- Two outdoor showers
- Hot tub

UTILITIES

- Electric: NYSEG
- Heat: electric wall units
- Water heater: Gas stand alone
- Sewer: Septic
- Water: Well

AUDIO RECORDING DEVICE

No security cameras or audio recording on premises.

APPLIANCES

- Gas range/Range hood
- Refrigerator
- Dishwasher
- Washer/Dryer

TAX INFO

- County/town Tax: $2,296.62
- School Tax: $3,994.56

CONNECTIVITY

- Cell Service: Okay
- Internet Provider: High speed cable internet

FURNITURE + CONTENTS

Furnishings are negotiable.

SHORT TERM RENTAL

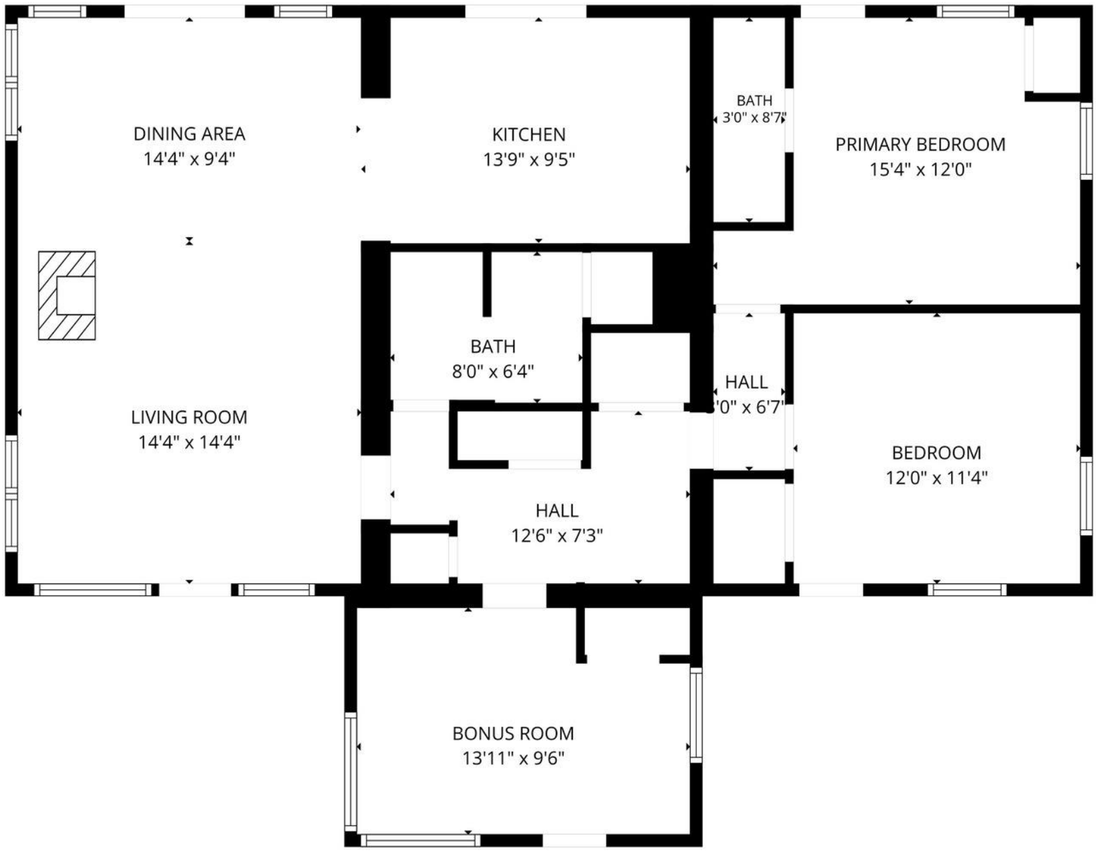
Buyer to confirm allowable uses.

FLOOD ZONE

Not located in an active flood zone.

PARCEL & FLOOR PLAN







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