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# \$717,000

This creative endeavor will capture your imagination. Take over this successful business which is ready to go for the 2023 season. A very hands management involvement is best given the intimate and private environment of this hidden jewel. This private retreat is "glamping" (Glamorous Camping) at its best high in the Catskill Mountains alongside the Pantherkill Creek. Hidden forest has stream with low waterfalls, swimming holes, and eternal with well appointed tent cottages surrounded by forested peacefulness under the starry night sky. The stream nearby is wonderful for wading in its shallow pools and soaking beneath the low waterfalls, surrounded by ancient forest. Visit the website [www.campherehere.com] for a wonderful photographic visit to the property and enjoy the spacious wilderness all around. Featured in the Vogue article at: [ www.vogue.com/article/the-here-here-catskills-retreat ]; Featured also in the article in Remodelista at: [ www.remodelista.com/posts/groovier-glamping-camp-new-upstate-ny-getaway-couple-edition/ ]. Many activities are available in the area including hiking, organic farms, boutique retail, water activities, golf, antiques and flea markets, spelunking, auction houses all located within a short radius.

**Addendum:** Nine cottage platforms with eight new canvas cottages having double beds, tea kettle on the wood stove, comfortable rustic furniture, electricity, and Wi-Fi. Open air dining hall and bar offers locally sourced food prepared and cooked in a double hearth fireplace and served by a renowned chef. The bathhouse has private facilities and sumptuous cedar lined rainfall showers. There is a residential cabin on the property for live-in needs. Many activities are available in the area including hiking, organic farms, boutique retail, water activities, golf, antiques and flea markets, spelunking, auction houses all located within a short radius. Located in between Cooperstown, Oneonta or Delhi.

MLS ID: 20221514 Status Category: Active Zone: Res1 Year built: 2018 Bedrooms: Ten+ Full Baths: Six Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 Den Level: 1 Other 2 Level: 1 SqFt 2nd: 160 Listing Category: Residential Area, sq ft: 5250 sq ft Acreage: 20 Age: 1-5 Bathrooms: 8 Half Baths: Two Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 1 Bedroom 4 Level: 1 Other 1 Level: 1 SqFt 1st: 840 Basement: Piers, Slab Other Rooms: Bedroom, Office, Workshop, Media Room

Date added: Added 2 years ago

### **INTERIOR FEATURES**

Appliances: Dryer, Indoor Grill, Oven-double, Range-built In, Washer Fireplace Description: Free Standing, Stone, Wood Wood Stove: Freestanding, Wood

#### UTILITIES

Heat Source: Wood Assist Hot Water: Propane Plumbing: Mixed Sewer: On Site, Septic-ingr.

## Flooring: Ceramic, Mixed, Wood

Style: Cabin, Chalet, Detached, Seasonal

Fireplace Location: Dining Room Miscellaneous Features: Bar-wet, Ceiling-vaulted

Heating Fuel: Wood Water: Drilled Well Electricity: Circuit Breakers, Single Phase, 200 Amps Utility Level: 1

## **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway, Lot

Style: A-frame

Construction: Frame/stick, Masonry

Siding: Wood

Roof: Asph Shingle, Other

Lot Features: Adjacent To State Land, Landscaped, Private, Secluded, Slope-moderate, Wooded, Water Frontage

Water Features: Creek, Water Access, Water Front

Additional Exterior Features: Outside Lighting

Lot: 9

## LOCATION DETAILS

Lot/Site: Rural

Directions: Rt 30 For 6 Mi South Of Village Of Middleburgh In Schoharie Cty, To West On Cr4/w.fulton Rd. Then 1.5 Mi To Sign For "420" Property On North Side Of Road. Three Hour Drive From Nyc, Or 1-1/4 Hr From Albany, Or A 1-1/4 Hr From Hudson Amtrak.

## LISTED BY

Office Name: Four Seasons Sotheby's Int'l-k Agent Last Name: Chase

County: Out Of County

Driveway: Gravel

Color: Natural Colors Porch: Breezeway

Views: Mountain, Creek

Lot Dimensions: 20 Ac

Handicap Accessible: Yes

Other Buildings: Guest House

Agent First Name: Sherret



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Amenities: Club House, Common Laundry, Play Area, Park, Gated Community