



**OTHER**  
1589 Shandelee Rd, Livingston Manor, NY 12758

**\$299,000**

<https://gristmillrealestate.com>

Check out this charming Catskills farmhouse, now available for sale! Boasting over 1800 square feet of living space, this delightful property offers a serene and spacious retreat, central to some of our favorite Upstate Main Streets. Step inside from the front porch through the entry hall, you immediately sense the welcoming ambiance. The eat-in kitchen has been tastefully updated with beautiful butcher block counters, eco-friendly Forbo Marmoleum flooring, and abundant cabinetry, and features a charming wood stove, perfect for cozy morning coffees and intimate dinner parties. The appliances, including refrigerator, gas range, and stacked washer/dryer unit are discreetly tucked away in an alcove just off the main room. Radiating off this central space is the primary bedroom, conveniently located on the first floor, providing easy access to the full bath, with recently updated porcelain tile, and a delightful three-season room that's flooded with natural light. The main living area is spacious and inviting, with an additional exterior door for easy outdoor access. Completing the first floor is a versatile flex room adjacent to the kitchen, perfect for an office, studio, or guest overflow. Upstairs, a spacious landing connects three additional bedrooms. This level also offers a generously sized closet for convenient storage, and there's space to add a second bathroom in the future. The expansive backyard is a true outdoor haven, bordered by the charming Panther Rock Brook and adorned with mature trees, including apple and pear, and lush green space. A circular driveway and one-car garage add convenience and practicality to the property. High-speed internet is readily accessible. Shandelee Farmhouse a convenient central location, just a short drive to the towns of Livingston Manor, Youngsville, and Jeffersonville.

**MLS ID:** 20232504

**Status Category:** Active

**Zone:** Ru

**Year built:** 1892

**Bedrooms:** Four

**Full Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 2 Level:** 1

**Basement:** Unfinished

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 1848 sq ft

**Acreage:** 3.7

**Age:** 100-200

**Bathrooms:** 1

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Other 1 Level:** 1

**SqFt 1st:** 1188

**Total Rooms:** 8

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Hardwood, Other/see Remarks

**Appliances:** Dryer, Exhaust Fan, Range, Refrigerator, Washer

**Wood Stove:** Wood

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Oil

**Heating Fuel:** Oil

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Farm House

**Construction:** Frame/stick

**Lot Dimensions:** 3.7

**Garage/Parking Extras:** 1-car

**Style:** Farm House

**Lot Features:** Water Frontage

**Lot:** 29

## LOCATION DETAILS

**School District:** Sullivan West Central Schools

**Directions:** From Livingston Manor, Take Main Street As It Turns In Shandeleo And Proceed Down The Other Side Of The Mountain. Property Will Be On The Left Hand Side.

**County:** Sullivan County

## LISTED BY

**Office Name:** Country House Realty, Inc.

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### Contact us

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