



**SULLIVAN**  
253 Twinshaven Rd, Napanoch, NY 12458

**\$499,000**

<https://gristmillrealestate.com>

Escape the hustle of city life with this enchanting pondside retreat just two hours north of New York City. Set on over 6 acres and comprised of two charming cottages, a serene pond, and a tennis court awaiting revival, this property offers a unique canvas for personalized tranquility. The first cottage features two bedrooms, two baths, and an open-plan design with a stone fireplace, while the second cottage, a one-bedroom guesthouse (or think AirBnB) boasts a deck overlooking the same idyllic pond. Nestled near Vernoooy Kill State Park and Rondout Reservoir, this haven beckons outdoor enthusiasts with fishing, row boating, and waterside strolls. Just a stone's throw away from the quaint town of Ellenville, residents can enjoy the cultural delights of Shadowland Stages, a renovated art deco theater showcasing professional productions of contemporary plays and musicals. Ellenville also offers a variety of fine restaurants, making it an ideal locale for those who appreciate culinary experiences. The area further invites exploration with opportunities for antiquing, hiking trails, and the chance to savor craft brews at local breweries and a delightful cidery. Seize the opportunity to make this retreat your own, tailor it to your desires, and embrace a lifestyle of upstate serenity amidst the vibrant Catskill Mountains.

**MLS ID:** 20233420

**Status Category:** Active

**Zone:** Res 1

**Year built:** 1972

**Bedrooms:** Two

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** 1

**SqFt 1st:** 1005

**Living Room Room Size:** Combo

**Dining Room Room Size:** Combo

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 1705 sq ft

**Acreage:** 6.22

**Age:** 41-60

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**SqFt 2nd:** 700

**Kitchen Room Size:** Combo

**Basement:** Crawl

## INTERIOR FEATURES

**Appliances:** Dishwasher, Microwave, Range-built In, Refrigerator

**Flooring:** Carpet, Ceramic, Bamboo

## UTILITIES

**Water:** Shared

## EXTERIOR FEATURES

**Style:** Ranch

**Porch:** Open

**Lot Dimensions:** 6.22 Acres

**Construction:** Frame/stick, Block

**Views:** Mountain, Water

**Lot:** 24

## LOCATION DETAILS

**Area/Town:** Sullivan

**County:** Sullivan County

**School District:** Tri-valley Central

**Directions:** From Napanoch Take Route 55 To 55a For 5 Miles. Turn Right Onto Lackawack Hill Rd. To Schoolhouse Rd. To Twinshaven # 253 On The Left.

## LISTED BY

**Office Name:** Keller Williams Realty Hv Nort

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### Contact us

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