



**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 Vernooy 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

**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 6 months 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

**LOCATION DETAILS** 

Area/Town: Sullivan

**County:** Sullivan County

**LISTED BY** 

Office Name: Keller Williams Realty Hv Nort

Agent Last Name: Alfeld

Construction: Frame/stick, Block

Views: Mountain, Water

Lot: 24

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.

Agent First Name: Elizabeth



Contact us

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