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\$399,900

The Ferns at Mohican Lake is a new subdivision nestled in the woods and located in the quiet country Town of Lumberland. The Lake Retreat ranch model offers 3 Bedrooms and 2 Full Baths, central A/C and an abundance of natural light. Come enjoy the oversized Kitchen , living room, dining room combo with cozy fireplace looking out the double doors leading to the oversized 10x24 rear deck. The Primary Bedroom also includes vaulted ceilings, walk in closet and a private bath with 6' custom shower and double vanity. Open cell spray foam make this home both practical and efficient. Come be part of the Catskill Revival and enjoy nearby Bethel Woods Center for the Arts, Kartrite Indoor Water Park, Resort World Casino or take in nature with lake rights to Mohican Lake perfect for swimming, fishing, jet skiing and nearby rafting, hiking, biking and more.

MLS ID: 20240153 Status Category: Active Zone: Res Survey: Y Age: New Construction Bathrooms: 2 Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 1 Other 1 Level: 1 Other Room 1 Size: Laundry Rm Other Rooms: Main Bedroom Total Rooms: 4

Date added: Added 2 years ago

INTERIOR FEATURES

Kitchen Description: Eat In Fireplace Location: Living Room Miscellaneous Features: Ceiling-vaulted

UTILITIES

Heat Source: Forced Air

Listing Category: Residential Area, sq ft: 1344 sq ft Acreage: 2.05 Year built: 2024 Bedrooms: Three Full Baths: Two Dining Room Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 SqFt 1st: 1344 Basement: Slab Status: 2 Virtual Tour: https://drive.google.com/file/d/1DZ7VKi9Ti9IBIF9T-MCWJspfgKreaEjQ/view

> Flooring: Carpet, Vinyl Cooling/Air Conditioning: Ceiling Fan, Central Additional Interior Features: Walk In Closets, 9 Ft. Ceilings, Master Bath

Heating Fuel: Propane

Hot Water: Electric Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage/Parking Extras: Driveway Style: Ranch Siding: Hardiplank Lot Features: Level, Wooded Lot Dimensions: 2.05 Acres

LOCATION DETAILS

Area/Town: Sullivan County: Sullivan County

LISTED BY

Office Name: Realty Promotions Inc Agent Last Name: Ogden Water: Drilled Well Utility Level: 1

Style: Ranch Construction: Frame/stick Porch: Deck Water Features: Lake, Water Access Lot: 16.1

School District: Eldred Central Schools Directions: Use 6 Leers Road Glen Spey, Ny 12737 In Gps. Corner Of Mohican Lake Road And Leers Road.

Agent First Name: Christopher



Contact us Phone:

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