



Hudson Valley - Catskill Region MLS



**SULLIVAN**  
6 Leers Rd, Glen Spey, NY 12737

<https://gristmillrealestate.com>

**\$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 11 months ago

**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>

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Fireplace Location:** Living Room

**Miscellaneous Features:** Ceiling-vaulted

**Flooring:** Carpet, Vinyl

**Cooling/Air Conditioning:** Ceiling Fan, Central

**Additional Interior Features:** Walk In Closets, 9 Ft. Ceilings, Master Bath

## UTILITIES

**Heat Source:** Forced Air

**Heating Fuel:** Propane

**Hot Water:** Electric

**Sewer:** Septic-ingr.

**Water:** Drilled Well

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Ranch

**Siding:** Hardiplank

**Lot Features:** Level, Wooded

**Lot Dimensions:** 2.05 Acres

**Style:** Ranch

**Construction:** Frame/stick

**Porch:** Deck

**Water Features:** Lake, Water Access

**Lot:** 16.1

## LOCATION DETAILS

**Area/Town:** Sullivan

**County:** Sullivan County

**School District:** Eldred Central Schools

**Directions:** Use 6 Leers Road Glen Spey, Ny 12737 In Gps.  
Corner Of Mohican Lake Road And Leers Road.

## LISTED BY

**Office Name:** Realty Promotions Inc

**Agent Last Name:** Ogden

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### Contact us

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