



DELAWARE
356 Gabel Rd, Callicoon, NY 12723

<https://gristmillrealestate.com>

\$989,000

Crafted with meticulous attention to detail, this 2300 sq foot architectural gem features clean and contemporary finishes, cedar accents, Hardie Board siding, a metal roof, oversized Andersen windows, and Marvin sliders. The home, built by local craftsmen, effortlessly integrates with the natural landscape, creating a harmonious blend of modern living and natural country beauty. As you enter the front door, drop your hiking shoes, coats, and even those trusty dog leashes in your convenient mudroom - a space designed for the active lifestyle you love. The heart of this home is the great room, where every detail has been carefully curated to create a harmonious living experience. Majestic cedar lined vaulted ceilings soar above you, while a vast wall of windows welcomes the outdoors inside. Sunshine pours in, infusing the space with a warm and inviting glow, embracing you in the beauty of natural light. Long Farm's open-concept living + dining + kitchen area is complete with a suspended Aurora Aether wood burning fireplace where family and friends can gather. Throughout the home, 8-inch white oak hardwood floors add both warmth and elegance. Indoor and outdoor living are seamless as you have a massive cedar deck right out of the dining room sliders. There is a full outdoor custom kitchen, a pergola and lots of room to take in the beauty of the rolling hills. Added bonus is an outdoor shower! The first floor features a primary bedroom with an ensuite bath, offering a private retreat. Upstairs, you'll find 2 additional bedrooms and another primary bedroom with an ensuite bath. The basement boasts impressive 10-foot ceilings, providing over 1,200 additional square feet that can be customized to suit your desires, whether it's a home gym, playroom, or cozy screening room. This corner of the Catskills has so much beautiful nature to enjoy, including summer fun like tubing, swimming, and canoeing or kayaking on the nearby Delaware River. Callicoon's vibrant town center is just miles away, offering a wide array of dining and shopping plus a fantastic farmer's market and the newly opened Black Walnut. You can also check out our guide to Callicoon here! Venture a bit further to Narrowsburg, Cocheton, and Barryville for a night out at one the many amazing restaurants like Henning's Local, The Heron, Cocheton Fire Station + Pump House, and so many more. Just 2 hours to the GWB in NYC! Long Farm offers a total of 8 building sites to choose from across 63 pastoral acres. There is a communal barn that will remain as a symbol of the farm's history and will be used as a community gathering place for the home owners. This Lot 5 Build includes many of the amazing upgrades offered at a "Developers Special" and would cost \$1,250,000.00 at full value for all of the upgrades. Some of the many upgrades that buyers can choose from are the addition of garages or carports, extra decking, outdoor kitchens, outside showers and pools.

MLS ID: 20240210

Status Category: Active

Zone: R1

Survey: Y

Age: New Construction

Bathrooms: 4

Half Baths: One

Listing Category: Residential

Area, sq ft: 2300 sq ft

Acreage: 4.7

Year built: 2023

Bedrooms: Four

Full Baths: Three

Living Room Level: 1

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

SqFt 1st: 1600

Attic: Stair/crawl

Kitchen Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 2

Basement: Full, Slab

Date added: Added 8 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Range Hood, Refrigerator, Energy Star Appliances, Tankless Hot Water Heater

Fireplace Description: Free Standing

Cooling/Air Conditioning: Central

Flooring: Concrete, Wood

Fireplace Location: Living Room

UTILITIES

Heat Source: Forced Air, Heat Pump, Radiant

Hot Water: Electric

Utility Level: 1

Heating Fuel: Electric

Sewer: Septic-ingr.

EXTERIOR FEATURES

Style: Contempo

Roof: Metal

Lot: 28

Siding: Cedar, Cement/hardiboard

Lot Dimensions: 4.78

LOCATION DETAILS

Area/Town: Delaware

County: Sullivan County

School District: Sullivan West Central Schools

Directions: Heading West From Ny17 W/state Hwy 17bturn Right On Ny-17b W / Hwy-52e, In Halfmile Left Onto Ny-17b W, In 1.2 Miles Turnright On Ny-52a E, In .7 Miles Turn Left Ontogabel Road. In .7 Miles Turn Left To Stay Ongabel Rd In .5 Mile Turn Left @356

LISTED BY

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