



SULLIVAN
645 Brown Settlement Rd, Livingston Manor, NY 12758

\$629,000

<https://gristmillrealestate.com>

Seeking a tranquil getaway just over two hours from NYC? Welcome to Manor Modern! This three bedroom, two bathroom newly built home sits nestled on a quiet road a few minutes from James Beard nominated restaurant The DeBruce and just under 15 min to Livingston Manor's town center. Up the front stairs, you'll first encounter the spacious wraparound deck, setting the stage for the outdoor-in aesthetic of the home. With ample room for outdoor cooking, dining and lounging, this space will undoubtedly become a major focal point of idyllic days and starry nights in your new home. Moving inside through the primary entrance, you'll find yourself in the well-equipped kitchen, where style meets substance. Marbled white granite counters top a plentiful supply of lower shaker-style cabinets to store your gadgets, plus ample open upper shelving for displaying your dishware. Stainless appliances include a 5 burner propane range with hood and dishwasher. Above the sink, the picture window offers a view of the surrounding woods. The convenient island is an ideal coffee station or work from home base. Moving into the main living space, a wood stove anchors the cozy lounge area, and helps define the open floor plan. Flanked by two oversized picture windows on one side, and double sliders onto the deck on the other, the room is flooded with natural light and cocooned by woodsy views. Whether enjoying a meal at your dining table or a book on your couch, the nature just outside your doors will be the focal point. Down the main hallway, you'll encounter the first of two guest rooms. The vaulted ceilings throughout keep the space feeling open and inviting. The first full bath features black stone tile floors and a white tiled shower and tub combo. Built-in shelving offers convenient storage for your bath towels. The second bedroom features windows on two sides, making the most of the natural light and scenic views. Turning off the main hallway leads past double hall closets to the primary suite. A large picture window anchors the space, and the generous en suite bath with glass and tile shower features a soaking tub with its own lovely views. A private entrance onto the terrace completes this serene space. A utility room with washer/dryer hookups plus several convenient closets complete the first floor. The lower level of the house features an unfinished full height basement space with walkout doors, accessible from the outside. Brown Settlement Road is an incredibly quiet stretch of country lane, not 'on-the-way' to anywhere. However, you're still within fifteen minutes of all the amenities of Livingston Manor's lively Main Street. Nearer to home, the Club Room at The DeBruce will likely become your local, and you can pick up all sorts of lovely local goods at Davidson's General Store. Nearby hikes at Mongaup Pond and Frick Pond are among some of our favorites.

MLS ID: 20240444

Status Category: Pending

Zone: Rc

Survey: Y

Age: New Construction

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 1

Listing Category: Residential

Area, sq ft: 1600 sq ft

Acreage: 5.04

Year built: 2024

Bedrooms: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

Bedroom 3 Level: 1

SqFt 1st: 1600

Date added: Added 11 months ago

UTILITIES

Utility Level: 1

EXTERIOR FEATURES

Style: Ranch

Lot Dimensions: 5.04

Lot: 4.1

LOCATION DETAILS

Area/Town: Sullivan

County: Sullivan County

Directions: From Livingston Manor, Take DeBruce Rd Until It Turns To Willowemoc (about 6 Miles). Left On Brown Settlement Rd. At 1.8 Miles, Turn Right To Remain On Brown Settlement Rd. There Is Not A Road Sign At This Intersection. The Home Is 1.2 Miles Down On The

LISTED BY

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