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# \$375,000

Escape to your own slice of paradise in the Great Western Catskills. Nestled on 34.19 acres of pristine wilderness, this timeless four-season cabin with a separate Artist Studio beckons. Once featured in the hip real estate publication "Cabin Porn," this property is a haven for outdoor enthusiasts. With the year-round babbling Carcass Brook running through the property, a spring-fed pond stocked with brook trout, nature trails, and a seasonal waterfall, you'll find inspiration at every turn. The North Branch area is known as a hot spot for anglers and hunters. Here you can enjoy your own piece of the mountains or take a short drive to the Beaver Kill or the East Branch of the Delaware River - known as one of the world's best technical dry fly fisheries. Listed as a 2-bedroom in the records, the cabin has flexibility for five bedrooms (as it is currently set up) or use the additional sleeping rooms as a den or office. The cabin features a large open plan living area downstairs with a wood burning stove, kitchen with bluestone counter, full bath, wide plank hardwoods, and UV water filter. Surrounding the building is a wrap-around covered porch, separate artist studio, separate tool shed, clawfoot tub outdoors in the garden area with hot water accessible, and more amenities. Experience fun getaways filled with water activities, nature, exploring, gardening, and grilling, or sit on the porch and watch the fireflies come out at dusk. Whether you seek adventure, serenity, or an income-producing opportunity, this cabin perfectly blends rustic charm and modern comfort.

MLS ID: 20240739 Status Category: Active Zone: Res-1 Survey: Y Age: 100-200 Bathrooms: 1 Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Den Level: 1 SqFt 1st: 640 Amenities: Garden Area Date added: Added 1 year ago Listing Category: Residential Area, sq ft: 1072 sq ft Acreage: 34.19 Year built: 1900 Bedrooms: Two Full Baths: One Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2 Bedroom 4 Level: 2 Other 1 Level: 1 Basement: Piers, Slab, Other/see Remarks Status: 2

### **INTERIOR FEATURES**

Kitchen Description: Cabinets Wood

Flooring: Hardwood, Wide Board Fireplace Location: Living Room

#### UTILITIES

Heat Source: Baseboard, Wood Assist Plumbing: Mixed Utility Level: 1 **Appliances:** Dishwasher, Dryer, Oven-built In, Range, Refrigerator, Washer

Fireplace Description: Wood Wood Stove: Freestanding, Wood

Heating Fuel: Electric, Wood Sewer: Septic-ingr.

## **EXTERIOR FEATURES**

Style: Cabin Construction: Frame/stick Roof: Asph Shingle Lot Features: Meadow, Pond, Wooded, Water Frontage Water Features: Water Access Lot: 15.7 Style: Cabin Color: Wood Other Buildings: Shed, Studio Views: Mountain, Water, Creek Lot Dimensions: 34.19 Acres

### LOCATION DETAILS

Area/Town: Delaware

Lot/Site: Rural

**Directions:** From Route 30, Make Left Or Right (depending On Which Way You Are Coming From) On Houck Mt Road, Make Left On Carcass Brook Stay On Road Until You See Cabin On Left.

### LISTED BY

Office Name: Coldwell Banker Village Green

Agent Last Name: Owens

School District: Downsville Central Schools County: Delaware County

Agent First Name: Amy



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