



DELAWARE
4352 Carcass Brook Rd, East Branch, NY 13756

<https://gristmillrealestate.com>

\$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 6 months 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

Appliances: Dishwasher, Dryer, Oven-built In, Range, Refrigerator, Washer

Fireplace Description: Wood

Wood Stove: Freestanding, Wood

UTILITIES

Heat Source: Baseboard, Wood Assist

Plumbing: Mixed

Utility Level: 1

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.

School District: Downsville Central Schools

County: Delaware County

LISTED BY

Office Name: Coldwell Banker Village Green

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