



 LOCATION  
Roxbury, NY 12474

 SPECS  
Acres: 5.5

 DISTANCE FROM NYC  
150 miles

 POWER  
200 amps

 TAGS  
Balcony, Deck, Exposed Beam, Fireplace, Floor to Ceiling Windows, Living Room, Modern Contemporary, Rustic, Staircase Ext, Terrace Patio, Wood Floor

 CATEGORIES  
Cabin, House

## Notes

A 1967 Mid Century Modern Cedar shingled Chalet built at the end of a dead end cul de sac, located high on the mountainside in the Western Catskill Mountains.

House has 2 floors, 3 bedroom and features panoramic views of the Catskill Mountains. After entering the house into the mudroom to the right of the hallway is the open plan Great Room with a floor to ceiling large raised hearth fieldstone fireplace and cathedral ceiling with panoramic views. On the 1st floor are 2 bedrooms, 1 bathroom, 2 hallways and an Office/Studio. A wrap around deck with a Hot tub area over looking 5 acres of woodlands. Upstairs over looks the Great Room and kitchen with 1 master bedroom and bathroom.

### **Restrictions:**

Please bring portable bathroom or motorhome for crew bathroom use.

No shoes inside - please wear booties.

No painting or nailing in walls.

Shooting restricted after 9pm.

