

House w/Accessory - Downsville, NY



2487 River Rd., Downsville, NY, 13755

Offered at \$499,000

Not often do these unique river front properties come up for sale. This is a rare chance to own almost 600' of frontage on the East Branch of the Delaware River. You will be in awe of the park like setting of the property. The River Cottage which sits well above the flood zone includes 3 BR, 2 Baths. The lower floor has a dining room, large modern kitchen, washer/drier, living room with a wood burning stove and a master bedroom, sized for a king bed with an ensuite bathroom. The upper floor contains 2 bedrooms and a full bath. Central heat and zoned HVAC throughout the house. A huge multilevel deck reached through the double patio doors is large enough for your outdoor grill and a multitude of guests. On the east side a fishing pond with a large dock is fed by a creek and surrounded by lawn. On the west side a year round mountain stream leads to the river where it meets almost 600' of frontage on the East Branch of the Delaware River. Leading from the deck a wooden walkway leads to trails that meander through a majestic spruce forest and old growth hardwoods. The trails conclude riverside where world class fly fishing await. The parcel also contains a separate garage and a multi-windowed artist's studio. Direct TV and high-speed internet service the house. Only a 5-minute drive to thousands of acres of public hunting land or to catch monster trout at the Pepacton Reservoir. Located in the low taxed town of Colchester the property is only about 7 miles from Route 17 and just over two hours from the George Washington Bridge.

3 Bedrooms
2 Bathrooms
0 sqft
5.27 acre (lot size)
Built: Unknown year



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