

PROPERTY:

34 Brown Woods Rd, Elka Park, NY 12427
<https://www.34brownwoods.com>
<https://youtu.be/JQPbDSxQyYc>

PICTURE PERFECT COMPOUND IN ELKA PARK

This charming home and guest cottage are rich with history, have been lovingly renovated, offer beautiful vista views, and so much more! Plus, there is no shortage of enjoyment to be had at this mountain top property where skiing at Hunter Mountain is only 7 minutes away (Windham is just 30 minutes as well), shopping and dining in Tannersville is just a 5 minute drive, and the hiking options are endless!

7 Bedrooms | 5 Bathrooms | 3,932 SQ/FT
3.9 Acres | \$3,590 School Tax | \$2,900 General Tax
\$1,495,000

Highlights

- Mountain top with Views
- Wood Fireplace
- Guest Cottage
- Great entertainment space
- Stone Patio
- Covered Porch
- Beadboard Paneling
- Gas Fireplace (Guest house)
- Landscaped
- Firepit



Operating Costs & Details

- Electric: \$400/month (Both houses)
- Oil: \$200/month (Main house)
- Propane: \$100/month (Guest house)
- Internet: Broadband
- Internet: Provider: Spectrum
- Sellers maintain driveway themselves in the winter (the property at top of drive is not used in winter.) Estimated maintenance for the winter season is \$1,600

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Access: Please use Showingtime to book

The information above was largely provided by the seller and should be verified by the buyer's agent.

General Details

- Septic: New combined system for the two houses. New septic tank for guest cottage. Main house septic tank in excellent condition. Both tanks drain into a combined pump chamber which sends waste into an 8-count peat moss filtration system and into a new septic field for which the backyard will be extended. Property will be delivered with a brand new, DEP approved septic system. Septic located in the upper and lower yard portions of the property.
- Last pumped: New system
- Septic size:
- Location of Well: Between houses. Both houses share one well. The well pipe is adjacent to the lower house parking pad outside the back door. The well pump and mechanics for both houses are in the cellar of the main house.

Main House Details

- Year Built: 1920
- Fireplace: Wood Burning
- Heating system: Boiler and baseboard radiators (Fuel: Oil)
- Location of Oil tank: Basement
- Roof age: 3 years
- A/C: Window units

Guest House Details

- Year Built: 1930
- Fireplace: Propane
- Heating system: Electric Baseboard, Heat Pump Split Unit and gas fireplace (Fuel: Propane/electric)
- Location of Propane tank: Behind guest house
- Roof age: Unknown
- A/C: Split unit on main level, window units upstairs.

Improvements

Main House

- New Bathroom on first floor (2013) with radiant heated floors
- Addition of bedroom downstairs (2013)
- New Refrigerator (2017)
- New Bathroom on second floor (2018)
- New Roof (2019)
- House painted (2019)
- New vanity in Master Bathroom (2021)
- Fresh painting (2021)
- New wool carpeting (2021)

Guest House

- Total renovation (2013) including all new plumbing and electrical wiring, two new bathrooms, new kitchen counters, new bead-board paneling, new washer and dryer, new lighting/ceiling fans throughout
- Addition of mud room in entry of house (2014) with bluestone radiant heated floors
- New split unit heat pump and a/c unit added to first floor (2016)
- New Refrigerator (2017)

General

- Added a well to service both houses (2019)
- Currently in process of replacing the septic system for both houses. This is through the CWC and the work is scheduled to begin mid-October. Both houses will be combined into one system that drains to 8 peat moss filters and into a new septic field that will extend the back yard another 30-40 feet.

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