

Custom built house on 15 acres with heated pool, 2 fireplaces, orchard, creek, dog friendly

Summary

NEVERSINK RETREAT is a super private, custom-built and professionally designed, luxurious 15 acre oasis. Well appointed, zen retreat for calm and relaxation.



Description

Pricing on weekdays are lower than weekends, so message for more details on deals! Add a 3rd or 4th night to your weekend for a low rate!

Welcome to the Neversink Retreat: a very private, custom-built and professionally designed and landscaped, modern farmhouse near some of the Catskills most popular destinations like Livingston Manor, Roscoe and Bethel. Well appointed, zen retreat for calm and relaxation. The 3 bedroom house has a creek, 2 wood-burning fireplaces, a 40' x 20' heated salt water pool, private orchard, screened porch and spectacular sunrise and sunset views.

The house was designed with organic building materials and fabrics through out, smart features like Nest and Lutron lighting controlled by voice, and spring water you can drink right from the tap! Never worry about losing power as we have a whole house generator. A modern getaway in the heart of the rustic Catskills, where you can rejuvenate and decompress.

Neighborhood Highlights:

Nestled in a picturesque rural setting 12 mins off the main highway, the Airbnb offers a serene and private retreat.

The property is surrounded by lush farms and stunning foliage, enhancing the natural beauty of the area. Guests can enjoy a private orchard, a tranquil creek, and a dedicated hiking trail right on the property, providing plenty of opportunities for outdoor activities and relaxation. Kayaking is available on the Neversink Reservoir for additional fees. Access to Route 17 (12 mins) Neversink Reservoir (4 mins) Livingston Manor (17 mins) Hemlock Spa (12 mins) Belleayre Ski Resort (50 mins)

Find us on instagram under NEVERSINK RETREAT for videos of the space. ☐

KEY FEATURES:

- 2 hours from NYC
- Large (40'x20') heated salt water pool with blue stone patio surrounding and fenced in with gate facing house.
- Great for families and relaxing with friends
- basketball hoop, record player, baby gear, games, toys, puzzles, ping pong table, pop-a-shot, sleds, snow shoes
- Luxury living: Smart home built with organic materials (No VOC paint and flooring, Organic linens, whole house generator, built in speakers inside about out, 2 heating/cooling zones, smart lights and smart lock).
- 15 private acres with private creek in the woods and walking trail. Next to Neversink Reservoir for additional hiking and kayaking
- Situated on a large open field, providing large vistas and grass areas for dogs and kids to run and play
- Dog heaven: 3 acres of the property is fenced in with walking paths and lots to explore inside the fence, including wild blueberry patches
- 2 wood burning fireplaces
- 3 bedrooms (1 King primary suite, 2 Queens). Air mattress available for extra guests.
- 2.5 bathrooms (2 tubs, 2 showers)
- Screened-in porch
- Covered deck w/ wood-burning fireplace and adjacent screened porch overlooking the pool

ATTRACTIONS:

-KAYAK: Neversink reservoir (5 mins),

-RESTAURANTS AND SHOPPING The DeBruce (15 mins), Livingston Manor (17 mins) -SPA: Hemlock Spa (13 mins)

-MUSIC: Bethel Woods (25 mins)

-CASINO AND WATER PARK: Resort World and Kartrite water park (27 minutes) -SKIING: Belleayre (50 mins) Holiday Mountain (25mins) -TENNIS: courts in town (10 mins)

-GOLF: Public golf courses (Tarry Brae) -HIKING: Slide mountain, Red hill Fire Tower, Mullet Falls -Frost Valley (28 mins)

THE SPACE:

BEDROOMS + BATHROOMS

Comfort and luxury are at the top of mind in each of our 3 bedrooms. The primary suite features a king bed, work space, and a private full bathroom with a large sink set in a custom reclaimed wood vanity, an oversized soaking tub, and a custom shower tiled with slate. The bedroom was recently redesigned with all new furniture. The second and third bedrooms are furnished with a queen-size beds. A second full bathroom is available with a tub/shower combination. For convenience, a washer and dryer are located in the upstairs hallway. Each bedroom is equipped with a ceiling fan and large windows that can be opened to let in fresh air and natural light, creating a serene and airy atmosphere.

KITCHEN & DINING

The kitchen, designed to be both functional and inviting, features luxurious statuetto marble counters and a large island with seating for up to four guests. It is equipped with a gas convection stove, a convection microwave, and a dishwasher for convenient cooking and cleanup. Cabinets and drawers are well-stocked with everything you need to prepare meals, including pots, pans, a blender, and knives. The adjacent dining table comfortably seats up to 6 easily. This space is ideal for both casual meals and elegant dining experiences and is the perfect spot for gathering and socializing.

LOUNGE SPACES

The living area in your Airbnb is designed for comfort and relaxation, featuring a stunning wood-burning fireplace as its centerpiece. Wall mounted 55" TV - hooked up to a DVD player and Apple TV to stream via apps (Access to Netflix, HBO, Disney +, Hulu, NBC etc). Custom cherry built-in cabinets and shelving are filled with a curated selection of books and records for you to enjoy at your leisure. Adding a unique touch, a custom floor-to-ceiling wine cabinet is cleverly hidden behind a sliding barn door, where you'll also find an array of games and puzzles, perfect for spending quality time with family or friends.

OUTSIDE SPACE

Being outdoors here is a true retreat, offering a variety of amenities for relaxation and fun. In summer season, a covered deck provides a shaded area for lounging, featuring a cozy wood-burning fireplace perfect for cool evenings. The swimming pool invites you to take a refreshing dip, with sun loungers available for basking in the sun. Guests can enjoy fruit from the properties private orchard, including over 100 blueberry bushes that produce all July, and peaches, plums, raspberries and apples come in August and September. There is also ample space for yard games and other outdoor activities, making this an ideal spot for both relaxation and recreation, even in winter. There is a creek in the woods with a walking path and seating by the creek to relax and listen to the water flowing by. Book Now & Let Us Take Care Of You In Neversink, NY. Guest access Guests will have full access to the entire property during their stay. Whether you are looking to unwind indoors or enjoy the outdoor amenities, the property offers a complete and private experience for all guests. Other Things to Note - Septic System: The house is on a septic system and only toilet paper goes down the toilet. The garbage disposal is not meant to handle much waste, so please use it sparingly.

Pool:

- Open May 1st - September 30th and outdoor space is seasonal and weather dependent. Contact host for more details.
- Heating: On sunny days during summer months, the pool is usually between 80-83 without using the heater since the liner is black.
- The nightly rate includes \$50 toward heating. Guests must cover any additional fuel charges if they run over the \$50 per day coverage.
- The nightly rate should cover standard use of the heater in the warmer months. 95% of all stays do not go over the budget for the heater. Contact the host for more details.
- If you prefer a warmer pool, or the ambient air is cool, the heat can be used to warm the pool further. However, it is not a hot tub. The heater is used to boost the water temperature, which is dependent upon ambient air temperatures, raising the pool a few degrees over that. The pool is extremely large and the heater uses propane. So warming up the pool 10-15 degrees over ambient air temperature will add up quickly. So swimming when the air temp is less than 70 degrees out is not comfortable for most people. Unless you have kids. My kids will swim when the pool is 55 degrees, just like the lake or ocean in the spring, lol.
- Max temp on heater is 85 degrees.

The house is in the woods. There are animals you can see on the property including turkeys, snakes, coyote, mice and lots of bugs. Bugs and animals can get into the house, especially when the screen doors are not shut tight.

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Map

Address: Neversink, NY
Zip Code: 12768
Latitude / Longitude: 41.871612546717145 / -74.67526671313476



Nearest Golf	Tarry Brae	13 miles
Nearest Restaurant	The Hemlock	12 minutes
Nearest Ski	Holiday Mountain	23 miles

Accommodation, Features

House

Bedroom(s): 3 (6 Sleeps)

Baby Crib: 1, King: 1, Queen: 2

Bathroom(s): 2

Combination Tub / Shower: 1, Half Bath: 1, Tub: 1, Walk-in Shower: 1

Suitability

- **Long term rentals:** No
- **Pet Friendly:** Yes, pets welcome
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Not suitable

Vacation Types

Away From It All, Family, Off-Grid Vacation Rentals, Pet Friendly, Romantic, Ski/Snowmobile, Sports & Activities, Year-Round Vacation Rentals

Location Type

Rural

Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Fireplace, Gated Entry, Keyless Entry System, Linens Provided, Outdoor Grill, Pool, Towels Provided, Washing Machine, Wireless Internet

Indoor Features

Activities / Restaurant Guide, Alarm Clock, Basement, Blender, Child Highchair, Coffee Maker, Cooking Utensils, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Lobster Pot, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

Outdoor Features

Deck / Patio, Heated Pool, Lawn / Garden, Outdoor Charcoal Grill, Outdoor Furniture, Outdoor Gas Grill, Porch / Veranda, Private Pool

Access & Parking

Parking Off Street, Secure Parking, Stairs

Activities

Activities & Adventure:

Hiking, Kayaking, Swimming, Walking, Wildlife Viewing

Policies

Check in: 16:00, **Check out:** 10:00

