

Private Waterfront wSwimming, Boats & Floats+

Summary

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Description

About this space

Welcoming you to the beautiful Catskills with our Modern/Rustic Cabin with a Private SWIM POND situated on 6 acres w/ lovely and expansive mountain views and backed to 240 acres of NYC DEP LAND FOR HIKING, HUNTING & MORE!!

The House is fully stocked to be enjoyed for all seasons! Take a dip, boat, fish or ice skate on the POND. Relax in the HOT TUB or lounge in the HAMMOCK or ADIRONDACK Chairs around the FIRE PIT while enjoying the views!! Enjoy grilling on the GAS GRILL!!

The space

We have been hosting this home since 2017 and updated parts of the home throughout; including all new memory foam mattresses, no more carpet (only LVP flooring and beautiful rugs throughout). White solid countertops and herringbone backsplash was installed and a whole house water filtration system for our well water!!

Each bedroom has memory foam mattresses and crisp white linens . A/C is available in the common areas (living & kitchen as well as loft bedroom along with ceiling fans throughout all rooms as well, including our brand new monster white ceiling fan in the kitchen); although mostly not needed as nights are chillier up in the mountaintop. The bedroom setup is 1 full size bedroom and primary queen bedroom on 1st floor and in upstairs private loft area with 1 queen bed and 2 twins (setup as daybed on top and trundle on bottom). We provide all sheets and linens

needed.

We are setup that you can stay for short term or long term while working from home; with high speed fast fiber optic internet just like the city and wifi calling available! Upload, download and stream to your hearts content. Amazon prime, Netflix and YouTube TV with local channels are all provided through the 4 televisions via fire TV's or fire stick and roku!! Washer and dryer available for use as needed!

The kitchen is all setup for any cooking/baking needs with plenty of pots, pans and utensils and appliances include regular coffee drip with water heater, rice cooker, microwave, electric griddle and toaster. We provide basic spices for cooking, as well as coffee, tea, sugar and paper towels.

The bathroom, includes a standup shower and great water pressure. We provide all sheets and towels, as well as shampoo, conditioner and body wash.

The outside large expansive deck area is furnished with locally hand built wooden pieces, including 2 wooden benches with backing for hot tub seating area; 7' table with 2 benches, 5 burner gas grill (propane provided). Off the back deck is the 6 person hot tub (serviced by a professional company; keep it nice and hot or lower temperature in summer for a cool dip) with beautiful expansive mountain views on our 6 acre property, including our 1/4 acre deep blue spring-fed SWIMMING POND that is naturally treated, which includes a large WADING ENTRY for the littles to enjoy and goes as deep as 11' in the middle. WATER IS WARM from MAY-SEPTEMBER!! We also provide adult and youth KAYAKS; FLOATS and MORE!! You can also enjoy fishing in our pond (up to 2-4 fishing rods provided as well as tackle and you can purchase bait 7 mins away from the house).

In addition you can enjoy the outdoor FIREPIT area with all firewood and starters provided, sitting in the 6 locally handcrafted WOOD ADIRONDACK chairs as well as 2 child adirondack plastic chairs provided. Near the firepit amongst some trees is a lovely HAMMOCK to lay and unwind with lovely views or enjoy a game of CORNHOLE on the deck or anywhere on the grass or take the ball down to the pond area for a game of VOLLEYBALL setup nearby!

If traveling in Summer take a dip right in our pond, cool down in the hot tub with lowered temperature or take a trip 5 mins away to Pratt Rocks where you can take a dip in the local swimming hole with small natural waterfall or hike up the mini mount rushmore to see beautiful expansive views of Prattsville's mountains, Schoharie Creek and the waterfall from above!!

You can also drive up the road 20 minutes away to Minekill State Park, where you have complimentary swimming in large outdoor olympic size pools, diving pool and a wading pool for the kiddos as well as a playground. You can also hike any of the trails available on the 500+ acre state park, swim in the swimming hole while taking in the beautiful sound and sights of the waterfalls or setup a day for kayaking.

Indoors you can cozy up in the 1st floor living room, watching a movie with complimentary Netflix, Prime and Youtube TV while setting up a fire at the woodstove or open up the coffee chest to discover the many board games, cards, bingo and more to play!

You can also head to the primary bedroom at the back of the house on 1st Floor and enjoy a game of FOOSBALL (temporarily setup in living room).

If traveling in Fall enjoy the foliage right at your doorsteps, take a 35 minute hike off our property to the right in a circular walk off private road and slightly uphill or take a 20 min drive up to the local state park with over 500+ acres for a hike or kayak trip.

In winter enjoy sledding down our slightly sloped property or skiing/snow tubing and more at any of the 4 ski slopes in the proximity. Hunter and Windham are the closest ski resorts within 17 mins!!

We take great pride in the home we've renovated and decorated and hope you will enjoy it and take great care of it

as your own!

Pets are allowed, please add them in the guest section and a \$50 pet fee will be added automatically.

Guest access

ENTIRE RUN OF HOUSE, POND AND PROPERTY, EXCEPT FOR LARGE DETACHED GARAGE.

Other things to note

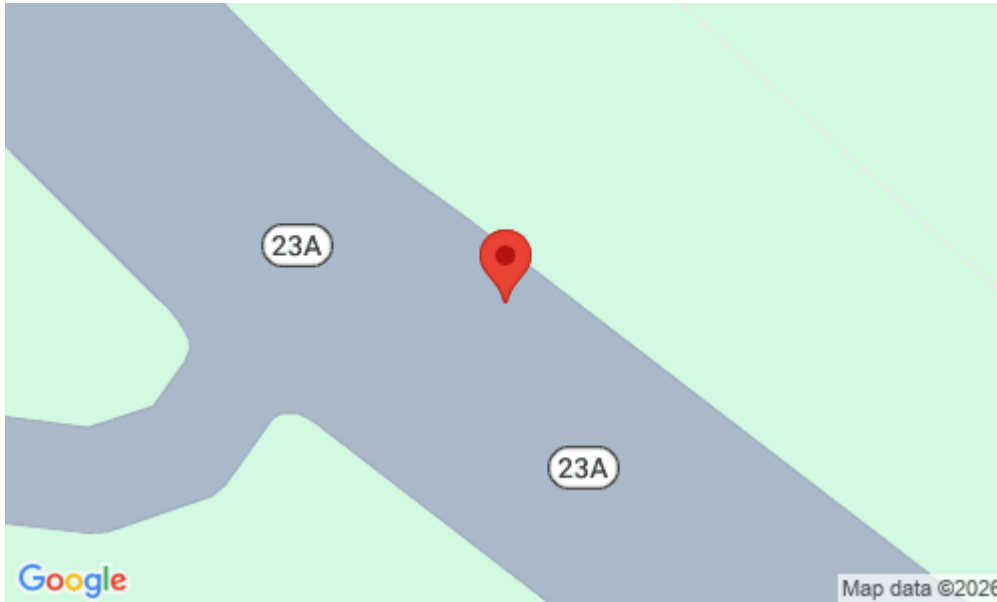
- Rental Agreement to be signed by primary guest via email after booking. House information will be provided a day or two before your stay after signed agreement.
- Pet Fee is additional \$50 per stay; please include in guest section
- when available we allow early check-in or late check-out
- Keep cover on hot tub at all times with cables locked when not in use as area is prone to strong winds. Use hot tub cover holder; do not place cover on floor. Do not touch outlet/plug of hot tub at any time
- Hot Tub is maintained/cleaned by a professional
- Firewood provided for indoor/outdoor use
- Power outages may occur due to nature and is resolved timely; there will be no reimbursement for this as it is out of our control unless the issue persists for a long amount of time. Be aware that there is no generator in the home if this occurs.
- Wood Pellets provided for pellet stove as needed to heat up kitchen area during winter (rest of the home has forced hot air throughout via thermostat). Pellet stove will be turned on prior to your checkin.
- Mud Season (extremely wet ground) is April-May due to defrost from winter and spring rains together (boots are highly recommended for hiking and walking property)
- Pond is frozen from December through Mid-April (you can ice skate at your own risk). Please note that boats for pond use are stored during this time; please inquire if available prior to booking

Map

Address: Prattsville, NY, USA

Zip Code: 12468

Latitude / Longitude: 42.267436 / -74.407322



Additional Property Information

Secluded and quiet on 6 acres with apple and pear trees; surrounded by woods, mountains and visited often by deer yet just under 20 minutes to both Hunter and Windham skiing as well as 15 minutes to our local Bearpen Mountain Sports here in Prattsville and 35 minutes from Belleayre and Plattekill ski resorts!!!! Explore small towns such as Phoenicia, Margaretville and Woodstock with lively, artistic, and progressive communities with great restaurants, galleries, antiquing, shops, music, and street life, just a 30/40 minute drive. take a dip in our large 11' deep swimming pond with gravel rock entrance area for the littles ones to wade in the water!!! Located on a private road between Hunter and Windham. No one or cars in sight. Hiking trails everywhere, including right out of our backyard, world-class fishing in the Schoharie Creek ONLY 5 MINS AWAY for great fishing or catch and release right in your own private pond. Bike trails, skiing and charming towns nearby.

Getting around

You will need a car to get around!!! However there is also the Trailways busing terminal available within 20 minutes. Uber also provides service to the area to get around town.

Accommodation, Features

Cabin

Bedroom(s): 3 (8 Sleeps)

Baby Crib: 1, Full: 1, Queen: 2, Trundle: 1, Twin / Single: 2

Bathroom(s): 1

Walk-in Shower: 1

Suitability

- **Long term rentals:** Yes
- **Pet Friendly:** Yes, pets welcome
- **Smoking:** Yes, smokers welcome
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** Yes
- **Seniors:** Yes

Vacation Types

Adventure, Away From It All, Budget Friendly, Family, Lake Front, Pet Friendly, Rustic, Ski/Snowmobile, Spa, Sports & Activities, Tourist Attractions, Year-Round Vacation Rentals

Location Type

Lake View, Lakefront, Mountain View, Rural, Ski, Water View, Waterfront

Popular Amenities

Air Conditioning, Balcony, Clothes Dryer, Deck / Patio, Dining Area, Fireplace, Fitness Room / Equipment, Hot Tub, Keyless Entry System, Linens Provided, Outdoor Grill, Pool, Towels Provided, Washing Machine, Wireless Internet, Wood Stove

Indoor Features

Activities / Restaurant Guide, Blender, Child Highchair, Coffee Maker, Cooking Utensils, Dishes & Utensils, Freezer, Hair Dryer, Handrails, Heating, Internet, Iron & Board, Kitchen, Living Room, Microwave, Oven, Pantry Items, Refrigerator, Stove, Toaster

Outdoor Features

Beach Chairs, Deck / Patio, Electric Grill, Fire Pit, Hammock, Hot Tub Spa, Kayak / Canoe, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Picnic Table, Pond, Private Pool, Ski & Snowboard, Terrace / Balcony, Water Sports Gear

Access & Parking

Parking for RV/Boat/Trailer, Secure Parking

Activities

Activities & Adventure:

Antiquing, Cross Country Skiing, Diving, Fishing, Fly Fishing, Golf, Hiking, Horseback Riding, Hunting, Ice Skating, Kayaking, Mountain Biking, Mountain Climbing, Mountaineering, Photography, Scenic Drives, Shopping, Sight Seeing, Skiing/Snowmobiling, Sledding, Snowboarding, Swimming, Volleyball, Walking, Water Tubing, Wildlife Viewing

Rates

-	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
Rate summary	\$205 - \$575		\$215 - \$395	-	2 Nights	-
08-Jul-2026 - 01-Sep-2026	\$495	-	-	-	3 Nights	-
Price for: 6 Persons, Extra person price: \$ 15 /Person /Night						
02-Sep-2026 - 08-Sep-2026	\$525	-	-	-	3 Nights	-
Price for: 6 Persons, Extra person price: \$ 15 /Person /Night						

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning	Required	\$193	One time
Pet Fee	Optional / Seasonal	\$54	One time

Discounts

	Persons	Night	Week	Month
	2	-	10%	-

Policies

Check in: 04:00, **Check out:** 11:00

- SMOKING OUTDOORS ONLY
- PREFER TO HAVE PETS IN THEIR OWN BEDDING AND NOT IN BEDS
- ONLY TOILET PAPER IN TOILET, NO FLUSHABLE WIPES AS WE HAVE SEPTIC TANK
- DO NOT MOVE OUTDOOR/INDOOR FURNITURE
- NO CHILDREN UNDER 5 IN HOT TUB AND COVER ALWAYS ON WHEN NOT IN USE
- HOT TUB CLEANED AND MAINTAINED EVERY TUESDAY/WEDNESDAY BY PROFESSIONALS
- RENTAL AGREEMENT TO BE SIGNED PRIOR TO YOUR STAY AND HOUSE INFORMATION PROVIDED AFTERWARDS
- ANY CLEANLINESS ISSUES FOUND IN THE HOME ARE TO BE REPORTED WITHIN 2 HOURS OF CHECKIN SO IT MAY BE REMEDIED ASAP.

Additional Info

Pet Fee \$50 for entire stay; please inform host

