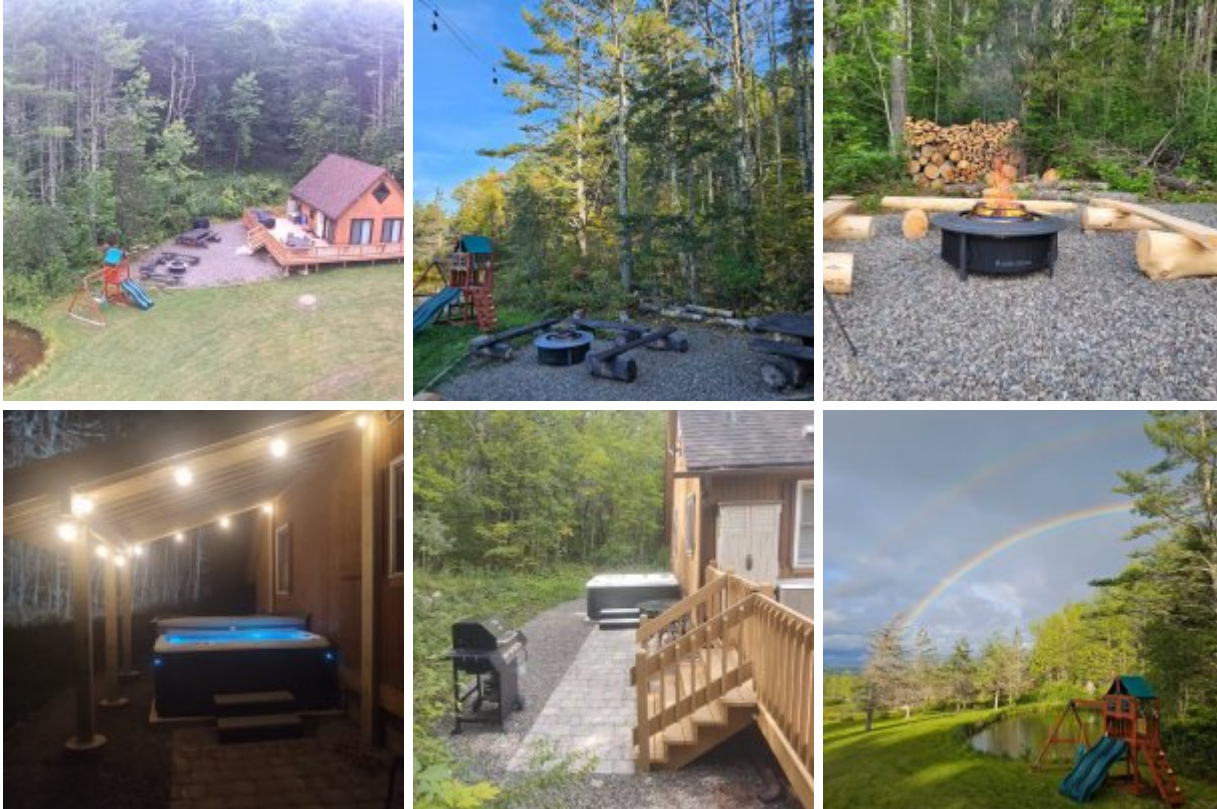


Catskill Getaway! wcovered Hot Tub! WashDry, EV

Summary

Relax with family at this peaceful place! Only 25 minutes to beautiful mountains Windham, Hunter and Platterkill. 5 min. to Mine Kill State Park!



Description

COUNTRY Cabin on 10.4 quiet acres located in Catskill foothills, perfect for the retreat from hectic life. Great room with cathedral ceiling, new flooring and sliders leading onto large, wraparound deck. Brand new, never-been-used renovated kitchen with stainless appliances. And new ceramic tiled bath, too. Large lawn for summer games, plus pond with tadpoles! Enjoy the scenic views from your front deck while sipping your coffee.

Only 7 Miles to Mine Kill State park which has pool and trails. And less than 30 miles from Ski Windham. The ideal country home for all seasons.

Other things to note:
upon entering, house has a Ring camera installed

As our home is open to pets, we kindly ask you to put your pet on reservation. our pet fee is \$100 per stay and will be asked if not paid.

Map

Address: 137 Pine Tree Ln, Gilboa NY

Zip Code:

12076
Latitude / Longitude: 42.397079 / -74.44619



Nearest Ski	Hunter, Platekill and Belleayre Mountain	25 miles
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Additional Property Information

Relax with the whole family at this peaceful place! Only 25 minutes to beautiful mountains Windham, Hunter and Platterkill. Enjoy hiking, zip lining, fishing, local swimming pool in Mine Kill Park and great outdoor activities NY has to offer! All seasons are unique to create unforgettable moments with your loved ones!

Accommodation, Features

Cabin

Bedroom(s): 3 (6 Sleeps)
Full: 1, Queen: 1, Twin / Single: 4

Bathroom(s): 1
Walk-in Shower: 1

Suitability

- **Long term rentals:** Yes
- **Pet Friendly:** Yes, pets welcome
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

Vacation Types

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

Location Type

Monument View, Mountain View, Near the River, Rural, Ski, Village

Popular Amenities

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

Indoor Features

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

Outdoor Features

Community Pool, Deck / Patio, EV charging station, Fire Pit, Hammock, Hot Tub Spa, Lawn / Garden, Outdoor Furniture, Outdoor Gas Grill, Picnic Table, Pond

Access & Parking

Private Car Park, Secure Parking, Stairs

Activities

Activities & Adventure:

Bird Watching, Cross Country Skiing, Fishing, Freshwater Fishing, Hiking, Hunting, Ice Skating, Kayaking, Mountain Biking, Scenic Drives, Skiing/Snowmobiling, Sledding, Snowmobiling, Swimming, Volleyball, Walking, Wildlife Viewing

Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	\$275 - \$335		-	-	1 Nights	-
24-May-2026 - 25-May-2027	\$275	-	-	-	2 Nights	-
Price for: 6 Persons, Extra person price: \$ 50 /Person /Night						

Fees, Taxes, Deposit

	Type	Price	Charge Type
cleaning fee	Required	\$200	One time

Policies

Check in: 17:00, **Check out:** 10:00

1. The responsible party/booking guest must be 26 years of age or older have provided government ID, and have no negative reviews. Only guests named on the reservation may occupy the house or be on the property.
2. No fireworks of any type.
3. Smoking and vaping permitted only outside and smoking materials must be extinguished and placed in

designated receptacles. Cigarettes must NEVER be thrown over the railing into the woods.

4. People other than those in the guest party may not stay overnight on the property!!!

5. Per Town of Gilboa noise ordinance quiet hours are 10:00 PM to 8:00 AM. Please respect our neighbors.

6. The homeowners are not responsible for the loss of personal belongings or valuables of the guest.

7. Please take your shoes off upon entering the house. Please store ski equipment, wet clothing and boots in the boots rack.

8. Keep the property and all furnishings in good condition. Do not move or alter furniture.

9. Appliances are only to be used for their intended purpose. Should we find appliances not working, fee will be applied.

10. Housekeeping: There is no daily housekeeping. Please do not remove towels or linens from the property.

Removed towels and sheets will be your responsibility to pay for! Towels \$25 and sheets \$40.

11. Wood burning fireplace: NEVER TO BE USED!

12. Water & Septic: The cabin is on a well and septic system. The septic system is very effective; however, it will clog up if excessive amounts of toilet paper or improper material is flushed down the toilets or put down the sink. Do not flush anything other than toilet paper. No feminine products or wipes should be flushed at any time, and no food or grease put down the drain in the kitchen sink.

13. Garbage: All Garbage is to be placed in the barn closer to road. Do not leave garbage outside anywhere else, you do not want to attract bears.

14. Do not reset the router. Call the number provided in the house manual if you have trouble.

15. Hot tub. if hot tub is very dirty/soiled (feces, pee...) condition after guest check out there will be additional fee for emptying entire hot tub in amount of \$400!

16. If hot tub is found heavily used (cloudy/green water, filthy ring around tub). cleaning fee of \$100 will be applied to your stay.

17. Parking is not allowed on front lawn because septic is underground.

18. Ring camera installed in main entrance and under the rooftop facing driveway.

19. If you purchase any movies etc through our private account, please expect being charged for it.

20. Ice skating, fishing is prohibited on the pond!!!

21. Early check ins will require additional fee of \$50 per every hour requested and it has to be approved by owner upon availability of the cabin.

22. If guest check out LATE \$50 rate will apply up to 4 hours. (\$50×amount of hours). Late check out after 4 hours will be charged full night price.

23. FIREPLACE is not permitted to be used by guests, only outside fire pit is allowed! We don't provide firewood!

24. Grill is never to be removed from location it's in. Never on the deck or near the house! (fire and stain hazard).

25. Using EV charger will require additional charge. We get notification about EV charging, then we will send you additional cost via airbnb APP.

26. No CATS are allowed.

27. You must clean up after your dog!

28. As we're located in woods, there's a chance you will come in encounter with some wild life and bugs. bring your own protection bug spray.

29. washer and dryer are available for your use. Laundry detergent not provided.

30. If we find mattress or mattress covers soiled in urine or other bodily fluids, we will charge you for a new one. Same rule apply with broken bed frames!

We will ask government photo ID due to third party booking and liability!

Any violations of the house rules will result in cancelation of your stay.

