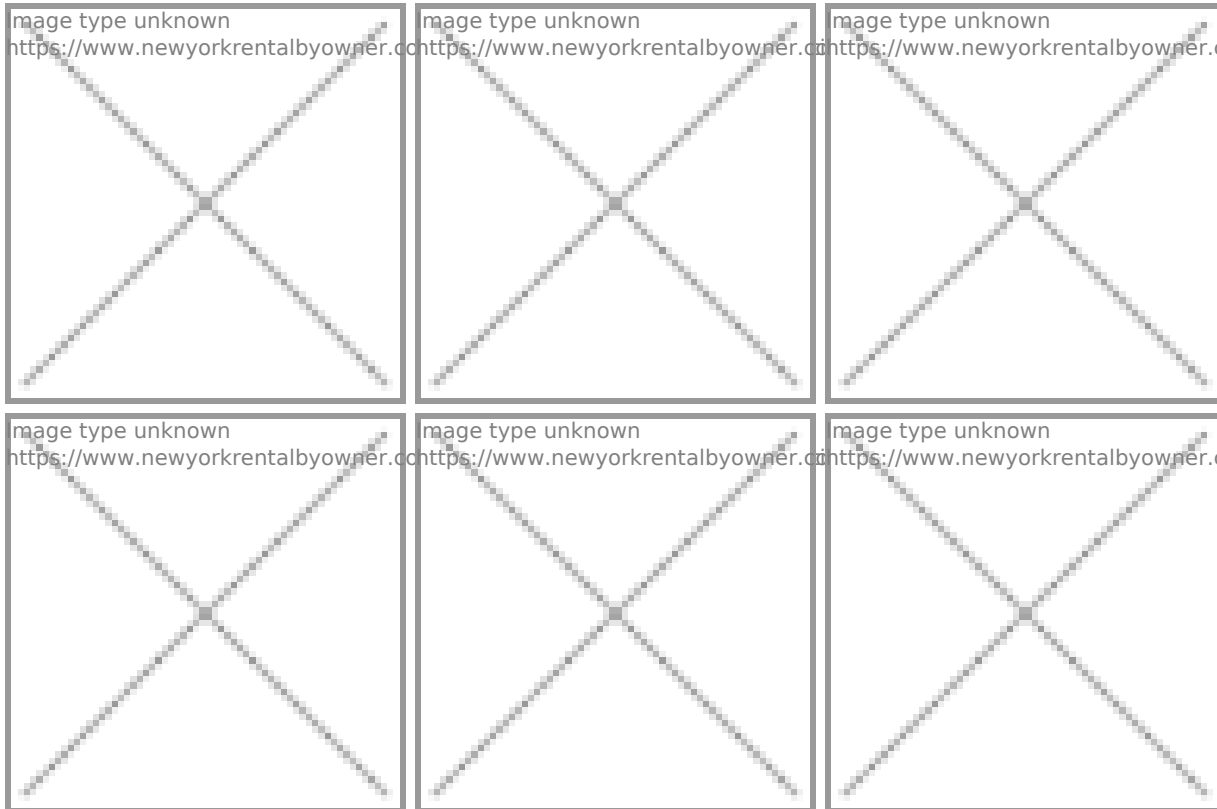


Catskills Luxury Private Large Estate -family getaway! Pool, Hot Tub, PLUS!

Summary

Secluded property nestled on 15 acre grounds! Spacious and large groups! Unwind by the fire pit, swim in the pool or soak in the large hot tub!



Description

Escape to our secluded property nestled on the sprawling 15 acre grounds! Take in the breathtaking views of the large yards or snow covered sledding hills. Unwind by the fire pit, swim in the pool or soak in the large hot tub!

Relax and recharge in this beautiful and peaceful retreat in the heart of the Catskills!

- ✓ Plenty of Comfortable Bedrooms with beautiful linens to cozy up
- ✓ Fully Equipped Huge Kitchen
- ✓ Huge Bar with bar kitchen
- ✓ Large Hot Tub
- ✓ Game Room
- ✓ Pool Table
- ✓ Royal Master Bedroom Suite

Learn more below!

👑 Guest Favorite 👑

One of the most loved homes based on ratings, reviews and reliability

The space

Welcome to Southwoods Mountain Estate! Our fresh clean estate has all the modern amenities to make your stay comfortable and relaxing. The perfect place to escape with your loved ones, friends or group, this idyllic spacious retreat is simply stunning and engulfed in the privacy of the country surroundings.

This spacious house is located in the heart of NY's Catskills region, less than 90 minutes from NYC and NJ and offers sprawling grounds and plenty of amenities. Enjoy a day relaxing on the property and together time or visit one of the many nearby attractions for all ages.

- ✓ Large Hot Tub: Relax in the large hot tub as you enjoy the scenic privacy of the surrounding woods.
- ✓ Fire Pit: After a long day, spend some time at our outdoor fire pit roasting smores!
- ✓ BBQ Grill: You can also grill up some meat or fish for dinner on our outdoor BBQ grill!
- ✓ Huge Bar to relax and unwind
- ✓ Game Room & Ping Pong Table - perfect for a bit of friendly competition.
- ✓ ☆5 Star comfy beds in every room

Entire house with heated floors for the guests to enjoy. The game room is located in a detached building and the property boasts barns and sheds which complete the Catskills mountain estate vibe.

A basic booking includes the main 3.5 bedrooms and use of main house which sleeps 13-16 guests. Add-on our extra guest suite, for a small fee, located on the ground floor, for an additional 5 bedrooms to your stay! With a total of 8.5 bedrooms, you can fit 28-32 guests comfortably. Message us for a custom quote for reservations of more than 16 guests or if you have less than 16 but wish to use all rooms.

❖ Micro-weddings, bachelorettes, bachelor getaways, college reunions, photo shoots and other fun getaways are our specialties -just ask! ❖

Reserve your stay at Southwoods Mountain Estate to relish 15 acres of captivating beauty, amenities and privacy! The large and spacious Estate House features a royal master suite with a luxurious canopied king bed, additional 7.5 bedrooms (3.5 upstairs, 5 downstairs in the guest suite), 3 full bathrooms, Jacuzzi bath, huge gourmet kitchen, a coffee bar, roomy dining and living rooms for your vacation mates.

On the ground floor, chill like no other! An amazing large bar with plenty of seat a beer sink, bar kitchenette with its own fridge and dishwasher and room all the want to be bartender or hostesses is one of the crowns. Adjacent you will find a sizeable family TV area with comfy couch for the whole crew, a reading couch, children's play area and vintage pool table.

Step outdoors again, breath in the majestic scenery and clear skies, relax, eat or chat on the huge deck that features an array of seating and an outdoor fire place. Put on your bathing suits and release stress as you soak in the all-season hot tub, splash in the pool, or spend time in our separate country Game Room. Light up the grill for the BBQ and perhaps ready your s'mores for the bonfire or fireplace.

And then there is the pond, bonfire pit, volleyball court, fields, hiking trail and just acres of serenity to enjoy!

The estate is fully stocked with linen, towels, dishes, pots, pans, and basic home accessories.

This unique property offers rustic serenity with its natural beauty, abundance of wild life, and complete privacy on your own secluded grounds

We look forward to hosting you soon.

LIVING ROOMS

Our living rooms are designed to make you feel at ease and relaxed from the moment you walk in. You'll have plenty of space to spread out on our plush sofas upstairs or snuggle up with a blanket while watching your favorite movies on the TV in the family room downstairs. With two living rooms, some can hang out here and some there if you wish and all together as there is plenty of room. They are the perfect spots to catch up on your favorite show or just hang out with friends and family for hours.

- ✓ Large Couches with Pillows
- ✓ Recliner
- ✓ TV
- ✓ Board Games
- ✓ Books and novels
- ✓ Natural Light
- ✓ Views from the living room to the sprawling grounds

❖ KITCHEN & DINING ROOM ❖

A kitchen is the heart of a home, even in a vacation home. It's where you can cook, eat, and share meals with your family and buddies. And when you're cooking up a storm in the kitchen, you want to be able to move around easily and feel comfortable—so we made sure our kitchen is super spacious, beautifully decorated, and airy with many tools you need to make your favorite meals.

We have basic pots and pans, dishes, silverware—so you can easily whip up a quick snack or a gourmet dinner for your whole family as you please. With an open plan, to breakfast nook and dining room, cook, serve, eat and stay together.

There is also a coffee bar with a Keurig, urn, coffee brewer and tea, coffee, or k-cups to be made. Enjoy a quiet morning coffee, or you may wish to take yours outside and enjoy the fresh air and mountain trees.

- ✓ Microwave
- ✓ Gas Stovetop
- ✓ Oven
- ✓ Toaster
- ✓ Coffee Maker - Keurig Coffee Machine & Filter Coffee
- ✓ Large Refrigerator/Freezer
- ✓ Dishwasher
- ✓ Sink - Hot & Cold Water
- ✓ Glasses
- ✓ Silverware

- ✓ Pots & Pans
- ✓ Garbage
- ✓ Seating area with extra folding table and chairs

❖ Kosher options:

- ✓ Exclusive Kosher Pantry with dairy/meat microwaves, toaster oven, Shabbos urn, crock pot, hot plate, havdla and candle sticks and some utensils.

Lots of kosher food is available just minutes away, with delivery.

❖ GAME ROOM and OUTDOORS ❖

Located outside in the building closest to the house, our game room is just that cool country barn and another popular place to hang out. In here you'll find a ping pong table, foosball table, mini basketball hoop game, a couch and bar counter. Volleyballs and assorted balls are also stored here for your use.

Compete a bit on the relaxed volleyball field, kick around a soccer balls or just stroll through the grass. Wintertime snow opens the option to take sled down the lawn or build that snowman. Sit at the pond for some tranquil reading time or venter into the woods.

- ✓ Pond
- ✓ Outdoor Fireplace
- ✓ Bonfire Pit
- ✓ Ping Pong Table
- ✓ Foosball Table
- ✓ Volleyball Net + Balls
- ✓ Backyard
- ✓ Deer and friendly natural life

❖ SLEEPING ARRANGEMENTS - 8.5 BEDROOMS ❖

We know you've earned this break, and we want to make sure that when it's time to turn in for the night, you're able to relax and enjoy the best possible experience and sleep.

That's why we have a varied supply of beds and bedrooms with everything you need to feel at home.

We understand how important it is to have a comfortable bed, so we provide fresh clean linen, made-up beds, and clean towels that are ready for your arrival. All of our bathrooms are stocked with complimentary hotel style toiletries and bathroom amenities so that you can feel refreshed after a long day of fun!

- ✓ Pillows, Linens, and Sheets
- ✓ Night tables
- ✓ Windows Viewing Nature and Greenery

❖ BATHROOMS ❖

- ✓ Jacuzzi Bathtub
- ✓ Walk-In Showers with Double Showerheads
- ✓ Vanity
- ✓ Mirrors
- ✓ Clean Toilets

- ✓ Towels
- ✓ Hair Dryer
- ✓ Essential Toiletries

❖ EXPANSIVE PORCH ❖

The full length deck at Southwoods Mountain Estates is one of the favorite features of the property. From the porch swings to the chairs, you'll be able to enjoy your meals outdoors and relax with friends and family while taking in the stunning views.

- ✓ BBQ Grills
- ✓ Seating Area with Table and Chairs
- ✓ Porch Swings

❖ Pool & Hot-Tub ❖

Our estate is equipped with a nice refreshing pool. Dip in, swim some laps or throw around your ball then sit by the side on the pool deck as the water sparkles in tranquility.

Hot or cold outside, even in the falling snow, slip into the hottub for treat. The open air and trees provide the perfect setting to let go of the stress of daily life and the jets swirls around you in comfort. Our hotub is right on the side of the large deck and seats 8 people easily.

❖ ADDITIONAL FEATURES ❖

- ✓ High-Speed Starlink Wi-Fi
- ✓ A/C and Heating
- ✓ Childrens Books & Toys
- ✓ First Aid Kit
- ✓ Security Cameras
- ✓ Highchair
- ✓ Fire Extinguisher

- ✓ Laundry Washing Machine and Dryer

- ✓ Hiking Trails

For the safety and security of our guests closed circuit security camera devices are in use in public spaces. Five cameras are located in full view on the corners of the house and garage and cover the property around the house outside; backyard deck, front lawn, driveway, and side yard. In general the estate is located in a safe and very private neighborhood of the beautiful Catskill Mountains, with little crime and great neighbors.

The area is minutes away from the best activities you can ask for! Resorts World Casino, Kartrite Water Indoor Park, Holiday Mountain Winter Ski and summer fun Park and lots more!

Let us know if you have any further questions!

We look forward to hosting you soon, like our many happy guests!

We often are reserved months in advance so schedule your plans soon!

Other things to note

When you book your stay with me, I encourage you to read through all of our amenities and additional features before arriving so you can be ready, bathing suit and all. I will send you a link to our GuestGuide that has all the info you want!

I aim to make your stay as comfortable as possible by offering a wide range of extras. I want you to be able to enjoy as much possible and really love your stay!

❖ Kosher / Shul ❖

There a bunch of kosher stores and eateries right nearby open all year!

During the summer, you will be right near the best restaurants and supermarkets in the Catskills.

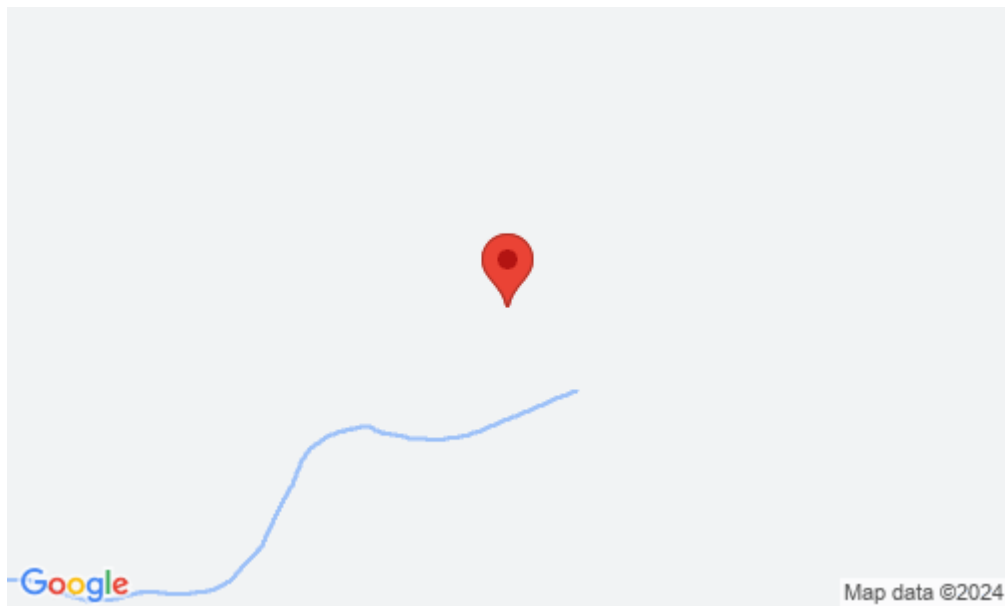
Minyanim are available year round a short drive away. During the summer there is a walkable minyan on Shabbos too.

Mikvah -year round mikvah minutes away.

Enjoy the majestic Catskill mountains. Less than 90 minutes from NYC! Whether you are looking to enjoy the casino at Resorts World, the waterpark at Kartrite, some horse racing at Monticello Raceway, escape Manhattan for a country green game of Golf, fishing, boating, camping, of horseback riding this estate is sure to delight.

For Winter visits; enjoy sledding right on the estate or swing around the block to Holiday Mountain Ski park for some skiing or snow tubing.

Map



Nearest Bar	Nelly's Sports Bar	2 miles
Nearest Golf	Resorts World Golf	2 miles
Nearest Restaurant	Monticello	2 miles
Nearest Ski	Holiday Mountain	2 miles

Accommodation, Features

Estate

Bedroom(s): 9 (30 Sleeps)

Baby Crib: 2, Bunk Bed: 4, Cot: 3, Double: 3, King: 1, Queen: 3, Sleep Sofa: 1, Trundle: 2, Twin / Single: 1

Bathroom(s): 3

Combination Tub / Shower: 1, Jetted Tub: 1, Tub: 1, Walk-in Shower: 2

Suitability

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

Vacation Types

Adventure, Away From It All, Budget Friendly, Family, Lake Front, Large Events-Wedding/Reunions, Off-Grid Vacation Rentals, Pet Friendly, Romantic, Rustic, Ski/Snowmobile, Spa, Sports & Activities, Tourist Attractions, Year-Round Vacation Rentals

Location Type

Lake View, Mountain View, Near The lake, Near the River, Rural, Ski

Popular Amenities

Air Conditioning, Catering Available, 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

Indoor Features

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

Outdoor Features

Boat, Courtyard, Deck / Patio, Fire Pit, Hot Tub Spa, Lawn / Garden, Outdoor Charcoal Grill, Outdoor Furniture, Outdoor Gas Grill, Picnic Table, Pond, Porch / Veranda, Private Pool, Ski & Snowboard

Access & Parking

Garage, Parking for RV/Boat/Trailer, Parking Off Street, Private Car Park, Secure Parking, Stairs

Activities

Activities & Adventure:

Basketball, Bird Watching, Boating, Cross Country Skiing, Cycling, Eco Tourism, Equestrian Events, Fishing, Freshwater Fishing, Gambling Casinos, Golf, Hiking, Horseback Riding, Hunting, Jet Skiing, Kayaking, Miniature Golf, Mountain Biking, Mountaineering, Outlet Shopping, Paddle Boating, Photography, Roller Blading, Scenic Drives, Shopping, Shuffleboard, Sight Seeing, Skiing/Snowmobiling, Sledding, Snowboarding, Snowmobiling, Spelunking, Swimming, Volleyball, Walking, Water Tubing, Whitewater Rafting, Wildlife Viewing

Rates

	Nightly rate		Weekly	Monthly	Min. Stay	Change-over
	Week	Weekend				
-						
Rate summary	\$635 - \$995		\$5,200	-	1 Nights	-
13-Sep-2023 - 30-Apr-2024 winter	\$699	\$945	-	-	1 Nights	-
Price for: 6 Persons, Extra person price: \$ 36 /Person /Night						
01-May-2024 - 02-Sep-2024 sum	\$990	\$880	-	-	1 Nights	-
Price for: 5 Persons, Extra person price: \$ 36 /Person /Night						

Fees, Taxes, Deposit

	Type	Price	Charge Type
Cleaning	Required	\$450	One time
Pet Fee	Optional / Seasonal	\$95	One time
Security Deposit (refunded)	Info	\$500	One time

	Type	Price	Charge Type
Tax	Required	5%	One time

Policies

Check in: 16:00, **Check out:** 11:00

Trained hypoallergenic pets may be accepted on a case by case basis. You must inquire before booking. A photo may be requested.

Events and parties require special permission.

Additional guests will incur additional fees.

Furniture, electronic or security devices, lights and the like are not allowed to be moved or tampered with. Failure to comply will result in the loss of security deposit.

Guest shall allow host or representatives access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner with full respect of guests privacy.

Smoking allowed outdoors only.

Additional Info

Features a really nice wooden Bar. BYOB!

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