



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Oxford Property Group USA

**MLS# - 202328505 - Price: \$975,000**

57 Birch Creek Road, Shandaken, NY

**Description:** Take a look at this 3800 sq ft 1800s home that has been renovated top to bottom. This home has 7 bedrooms, 3 full bathrooms and lots of room to roam with 1.36 acres. Outside you'll find a back deck, patio, firepit area and Birch Creek at the back of the property. The home can come fully furnished for the right price. Currently being used as a short term rental with a gross revenue of \$113k+ in 2023. Proper STR permit in place. Can continued to be managed subsequent of the sale for a fee if wanted. This property is part of a 16 unit portfolio of homes in the Catskills. Reach out for more details! Showings are only allowed Tuesday, Wednesday, Thursdays with submitted pre approval/proof of funds.

**Acres:** 1.36

**Bedrooms:** 7

**Estimated Taxes:** \$6,120

**Heat:** Forced Air, Propane

**Exterior:** Other

**Cooling:** Central Air

**Town:** Shandaken

**Bathrooms:** 3 Full

**Water:** Public

**Property Style:** Traditional

**Exterior Features:** Gas Grill

**Parking Spaces:** 10

**Property Type:** Residential

**School District:** Onteora

**Sewer:** Public Sewer

**Basement:** Exterior Entry

**County:** Ulster

**Interior Features:** Ceramic Tile  
Bath, Kitchen Island



**Daniel Davies**  
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