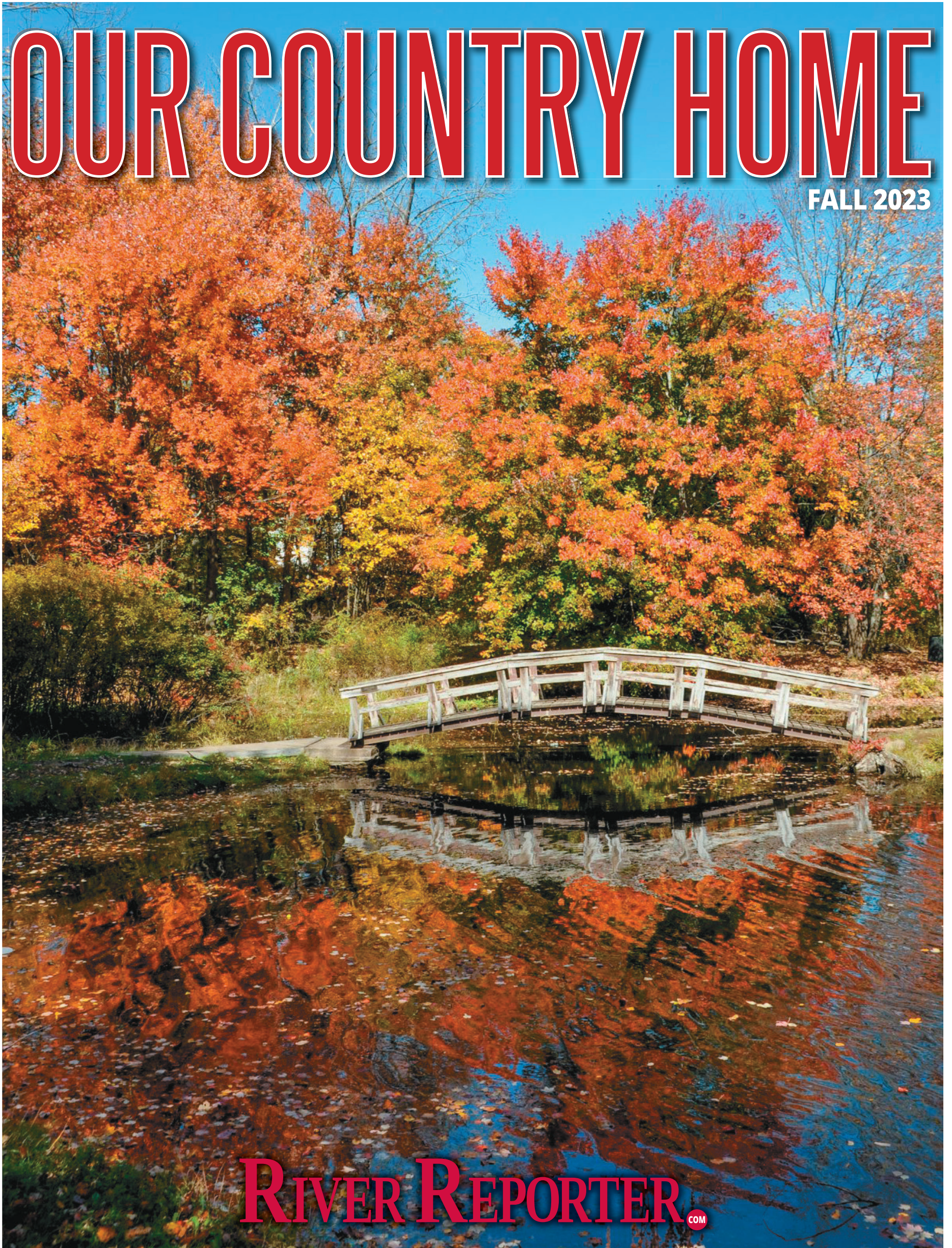


OUR COUNTRY HOME

FALL 2023



RIVER REPORTER.COM

www.jordanschehrdesign.com

CATSKILL DESIGN THERAPY



INTERIOR DESIGN MADE EASY

Work with a professional interior designer in 1 hour blocks of time. Solve your biggest design challenges affordably and at your pace. (Purchase as many blocks of time as you want. Add more as needed)

Call, text or email to book now

\$195 per hour of Expert Advice

917-520-5554

jordan@jordanschehrdesign.com

Jesse G's Nursery

LANDSCAPE & OUTDOOR LIVING SPACES



JesseGsNursery.com • 914.443.5802

CONTEMPORARY & RUSTIC CHARM DESIGNS

bluestone work • patios & terraces
privacy screens • out-buildings • water gardens & ponds



**Lawn Mowing,
Driveway Repairs
& Installation,
Light Excavating,
Lot Clearing,
Logging**

**Fully Insured
Free Estimates**

Shawn Cole 570-955-6702

Evan Cole 570-251-0223

espropertymaintenance0212@gmail.com

CONTENTS

At home with Nancy Wells.....page 5

By TED WADDELL

Goodnight, garden.....page 9

By JANE ANDERSON

Harvest to table page 11

By JUDE WATERSTON

Get ready for winter page 15

By BARBARA WINFIELD

Trends in the real estate market page 19

By JANE ANDERSON

Twin Rivers:

A wonder of woodwork and sharp detail..... page 21

By JANE ANDERSON

On the cover:

Fall blankets the region with a dazzling leafscape of color.

RR photo by Jonathan Charles Fox

Editor's letter:

Embracing fall

Dear readers,

As I write this, we're awaiting the Harvest Moon. The leaves are changing and beginning to fall, and the breezes are blessedly cool. We're picking the last of the summer veggies, and picking the aforementioned leaves out of our gutters.

Autumn is breathtakingly beautiful around here; if you live here year-round, you appreciate it, and if you're visiting, welcome!

When the seasons change, I try to take a moment to view my neighborhood with the eye of a tourist, to breathe in the scenery and truly see the beauty that surrounds us. I recommend you do the same.

After that, it's time to roll up your sleeves and prepare your house for the upcoming chilly season. Barbara Winfield has great tips to snug up your home. Follow my tips

for tucking in your garden for the winter while you're at it.

Read Ted Waddell's story on artist Nancy Wells and learn all about her work, her inspirations and her artsy cottage.

Drool over a beautifully built house in Tusten that's for sale (if you're in the market for a home that's north of a million—and worth every penny).

And if you're serious about buying or selling, check out our interviews with local real estate professionals for tips on the real estate market for both buyers and sellers.

Finally, if all that has drummed up your appetite, Jude Waterston has the answer with fall harvest-to-table recipes that will warm you right up.

Then grab a cup of spiced tea or cider, put on fuzzy socks, and curl up under a cozy blanket—we all deserve comfort at this time of year.

Sending warm wishes,

Jane Anderson, section editor

RIVER REPORTER

Our Country Home, a special publication of the River Reporter, is published by Stuart Communications, Inc. Entire contents ©2023 by Stuart Communications, Inc. Additional content available at www.riverreporter.com

Mailing Address:
PO Box 150, Narrowsburg, NY 12764
Phone: 845/252-7414 • Fax: 845/252-3298

Have a comment or idea for the magazine?
Contact: Annemarie Schuetz at 845/252-7414, ext. 129
or copyeditor@riverreporter.com

Publisher: Rev. Laurie Stuart
Section Editor: Jane Anderson
Production Manager: Amanda Reed

Ad Sales Associates:
Lily Skuthan, lily@riverreporter.com
Jeff Sidle, jeff@riverreporter.com
Barbara Winfield, barbara@riverreporter.com

Sales Administrative Assistant:
Kathlyn Leggio ext. 134: sales@riverreporter.com

If you would like copies for your place of business:
Contact: Roger at 845/252-7414, ext. 130
or events@riverreporter.com

Publication Date: October 26, 2023

Voted Best Furniture Store



THE TRI-STATES LARGEST SHOWROOM

ROYAL

FURNITURE OF PORT JERVIS
800-70-ROYAL FREE DELIVERY



126-128 Pike St., Port Jervis
www.royaldelivers.com



Jeff Sanitation

Refuse & Recyclable Pick-Up

Roll Off Containers 10, 15, 20, and 30 yard and Dumpsters Available
 PO Box 387 • Jeffersonville, NY
845-482-9826



Clear-Rite Pools & Spas Inc.

EST. 1983

CUSTOM RESIDENTIAL INGROUND POOLS
 VINYL LINER SPECIALISTS • OPENINGS, CLOSINGS & MAINTENANCE
 COMPLETE RENOVATIONS • PUMPS, FILTERS & HEATERS
 YOUNGSVILLE, NY • 845-482-4646 • www.crpsny.com • crpsny@gmail.com



COCHECTON
 OIL AND PROPANE
 Family Owned & Operated since 1959

6978 Rte. 52
 Cochecton, NY 12726
 cochectonoil-propane.com

(845) 932-8483

Voted BEST Heating Fuel Company

**Fuel Oil Propane
 Kerosene
 On-Road Diesel
 Off-Road Diesel**


*Free Estimates
 Installations • Propane Tanks*

Like and Follow  

HEAP Accepted Discount Farm Fuel Propane Service Work Emergency Deliveries

Perennial Gardens Landscaping

Design & Installation of Unique Landscapes for Home & Business



- Organic Gardening Methods
- Stone walls, Patios & Paths
- Trees & Flowering Shrubs
- Pool Landscapes
- Water Gardens & Waterfalls
- English & Japanese Gardens
- Rock Gardens & Flower Beds

•845-583-5760•

88291

LISTEN LOCAL

WJFF-90.5FM

RADIO CATSKILL

PUBLIC RADIO FOR NY & PA



Free Estimates
 www.cooperpavinginc.com
845-361-1028




J. Tigue Auto Sales

Pre-Owned, Clean, Warranted
 Used Cars & Trucks

101 Prospect Street (Rt 6) Hawley, PA
 570-226-6450
In Business for 35 Years



845-386-1161




Enhance, Beautify, and Protect Your Property

with quality, professional fencing



SCAN TO VISIT US ON THE WEB 

Vinyl - Custom Wood - Chain Link - Wrought Iron - Decorative Aluminum - Railings

Privacy Fence, Deer & Garden Access Control, Pool Fence
COMMERCIAL & RESIDENTIAL




FINANCING NOW AVAILABLE

Jen Rutledge Materials

CRUSHED AGGREGATE

2434 Hancock Highway
 Equinunk, PA 18417
570-224-4720

Peters

Plumbing & Heating

North Branch, NY
 845-482-5452
 Bob, Mark & Family



At home with Nancy Wells



Lost in the ecstasy of creation

RR photos by Ted Waddell

Light shines through glass in Nancy Wells' studio.

By TED WADDELL

DAMASCUS, PA — Just across the old steel bridge that spans the scenic Upper Delaware River between Damascus and Cochection, NY, there is a colorful little cottage filled with a lifetime of art created by Nancy Wells.

It's an intimate place she lovingly calls home.

The old house was once a community landmark—a general store and post office—and has an interesting history in the Upper Delaware River Valley.

According to existing records, the Vail & Apple Store was constructed sometime before 1860; the structure is noted on maps of Damascus dated 1860 and 1872.

The old white-painted clapboard building stood boarded up for years, and in 2005 Wells moved in with her lifetime of art.

"I have a picture with people standing in front of the building, women with puffed sleeves, when it was a general store and post office," she said. When looking at the vintage picture, "You feel like you're part of the history of the house."

The interior of the former general store still has some of the original shelves, spaces that Wells calls "cubbies... wonderful places to store my dolls" and other small treasures. They nestle among her art and collection of masks from around the planet.

Cradling mysteries

Just inside, on window ledges facing the afternoon sun, is a long-lived jade plant, resting silently near a tall fabric sculpture titled "The Birthing of the Lizard Women."

***Let us create! That which we feel.
From the depths of our soul. Our
hand moves, as if by some unseen
force directs. We follow, and are lost
in the ecstasy of creation***



Nancy Wells, a multi-faceted artist who works in a variety of mediums, discusses the creative process in her studio.

The latter is a haunting work that at first glance resembles a female mummy wrapped in strips of layered canvas.

As an accomplished poet, a spinner of emotions in rhyme, Wells penned a few words to accompany the lizard-like human representation. It reads in part, "Lizard Woman majestic in your imperfection, seeker of visions, teller of tales... born of dark rich waters, teacher of women crawling snake like on your lizard belly as you unwrap your ancient mystery... your timeless soul emerges wild alive rooted in history."

Wells created the gothic, larger-than-life-size figure, which cradles a lizard, and the work is prominently displayed in her studio. It seemingly stands guard over thousands of her collected paintings, sketches, watercolors, non-traditional dolls and a table. There she creates her latest series of works, Alumigraphs. That's a unique printmaking and platemaking process she developed using metal foil.

"When I was a little kid, my mother went to Pratt [School of Art] in 1920 at the time when women were given the right to vote," recalled Wells.

She added that her parents met while her father was a cadet at the United States Military Academy at West Point.

"She was my first teacher, my spirit," Wells said of her mother, Catherine Helene Wells. The daughter lovingly displays a framed poem: "Let us create! That which we feel. From the depths of our soul. Our hand moves, as if by some unseen force directs. We follow, and are lost in the ecstasy of creation."

• original art • sports memorabilia • rugs

Yes... We Can Frame It!

The **Frame Game** *Custom Picture Framing*
by Kristt Co.

• fabric & decorative mats • needle arts

• print • photo collages • cross stitch

posters • object boxes • family heirlooms •

*All This And More In
One Unique Store!*

369 Broadway,
Monticello, NY
845.794.4333 ext 223
Store Hours:
Mon - Fri.
8:30am - 4pm
Sat. 8:30am - 12noon

• brushes • easels • drafting • paper • pens

The Art SHOPPE
By Kristt Co.

• pencils • acrylics • pastels •
• oil paints • pads • calligraphy

water colors • canvas • art tools



CATSKILL
HOME

DESIGN AND CONSTRUCTION SERVICES
FOR REMODELING YOUR WEEKEND HOME

3575 STATE ROUTE 55 KAUNEONGA LAKE NY 12749
CATSKILL-HOME.COM ALAN@CATSKILL-HOME.COM

NEXTGEN
DUMPSTERS, DEMOLITION AND MORE



NEXTGENDUMPSTERS.COM
845.456.0335



CATSKILL
CONCIERGE

YOUR WEEKEND HOME IS FOR RELAXING
LET US TAKE CARE OF THE REST

Property management including Airbnb management
3575 STATE ROUTE 55, KAUNEONGA LAKE, NY (845) 288-2650
CATSKILL-HOME.COM ALAN@CATSKILL-HOME.COM

AT HOME ~Page 5

In love with creativity

Speaking of the creative process, Wells said, “I have always been in love with the process of creativity, and as a child I had my own private closet where I made all kinds of concoctions, mixing whatever I could find.”

She had always wanted “to be an artist; in my heart of hearts, that’s what I wanted to do. I always wanted to be like Marie Curie,” she said, referencing the Polish-born naturalized French physicist and chemist (1867-1934), known for her pioneering research into radioactivity. Curie was the recipient of two Nobel Prizes.

“I like doing my own thing, traveling my own trip... I’d like to be the Marie Curie of art,” the 88-year-old mixed-media artist continued.

Known for her creative manipulation of many materials, Wells explained the reason behind her early so-called “cabinet of curiosities” creations: “I loved the mystery of alchemy.”

In an artist’s statement from a few years in the past, Wells said she was “intensely involved with a multi-cultural, bilingual group of artists, writers, musicians and dancers in East Harlem” during the ’60s through the early ’80s. “They had a special blend of life energy,” she reminisced.

A master of many realms of art

Her works have been exhibited close to home in New York and New Jersey, and as far away as Germany, Spain, Sweden, Korea and Alaska.

The highlights include solo exhibitions at the Cooper Gallery, the Bronx Museum of the Arts, Lincoln Center’s New York State Theatre, Port Washington Library Gallery and in 1967 at the World’s Fair in New York.

Her most recent exhibition was a one-woman show titled “State of Being: The Art of Nancy Wells” at the Wayne County Arts Alliance (WCAA) gallery, located in Honesdale, PA.

“Clearly Nancy Wells is a master in many realms of artistic expression,” said Nancy Diamond, at the time the editor of the WCAA newsletter. “Her inquisitiveness about the journey of life is nourished by the materials, and the fascination she feels as the pieces reveal themselves in a sort of unconscious fashioning... her philosophy of life as a subjective journey through our universe of self.”

Wells said she has always felt an intimate connection with the natural world, and draws inspiration from this personal connection—the roots of trees and the wind passing through life.

“I always identified with the wind, felt like it touches things as it blows through... I’m very close to nature in a sense that we grow as trees grow, and as time goes on, I think about the whole process” in essence from conception through life to the infinite beyond the pale.

Wells said of living in the history-laden house surrounded by old trees, “I love the fact that I feel like I’m supposed to be here, looking out a window; it’s the trees that are so powerful for me.”

History and art “come from the earth,



RR photos by Ted Waddell

Nancy Wells poses by her art-filled home studio near the Delaware River in Damascus, PA, across the old steel bridge from Cochection, NY.



The old general store has become a home for Nancy Wells' art.

just like us, and a lot of lives have passed through this house,” she said.

Wells said that her current approach to drawing is to close her eyes, get a pencil, and “simply allow my hand to go wherever it feels like going... at some point, I open my eyes... if you really look at my work, you’ll see birds that are free and flying, or

lizards that go into the darker side of things. It’s a mix of the spiritual, finding myself,” she explained. “I like the journey, not the knowing, letting the inner side of me out, that’s where I want to go.”

Upcoming projects include a book of her drawings and poetry—“I have hundreds and hundreds of poems”—and working

with a noted photographer to create a book featuring her dolls, which Wells described as “little spirit people in past lives.”

For more information about the fascinating artwork by Nancy Wells, contact her at newwellsart@icloud.com.



**MODERN/VINTAGE
VARIETY STORE**

THURSDAY - MONDAY
4890 NY-52 - JEFFERSONVILLE, NY

LOCATED INSIDE
SULLIVAN SUNDRIES

Power your life

Make power outages a thing of the past with a home standby generator.



Trusted Protection During Unpredictable Weather

The frequency in severe weather has led to an increase in power outages. More than ever, you need to be prepared. Think about it, without power, you will have no lights, heating or cooling, or refrigeration. You can't even charge your cell phone. But when you have a Generac home standby generator, you will have power when you need it the most.



mention this ad to receive a discount on all new installations

Call or go online today for more information



Sales: 845-292-1000
Service: 845-292-1000
Website: www.rossgenerators.com

431 TWIN BRIDGE ROAD, FERNDALE, NY 12734



113222

Dear Customers and Readers,

THANK YOU for voting us THE BEST for 13 years in a row!



Strait Line Roofing

RESIDENTIAL | COMMERCIAL | INDUSTRIAL

845-583-0247 866-702-ROOF

Blair Cooper
blair@straitlineroofing.com

straitlineroofing.com
facebook.com/roofingstraitline




BEST ROOFER award since 2009!



PREFERRED CONTRACTOR



Bring the Outdoors Inside

THE LAKE REGION'S LARGEST FURNITURE SHOWROOMS

BEAUTIFUL LAKE WALLENPAUPACK • PA

Route 6
570-226-9726

HISTORIC DOWNTOWN HONSDALE • PA

Church & 6th Sts.
570-253-1860

CHARMING MILFORD • PA

Route 2001
(Water St.)
570-296-9610



COUNTRY CLASSIC COLLECTION
Made in Pennsylvania

VanGorders.com



L A Z B O Y



Goodnight, garden

Tips to prep your yard for the winter

By JANE ANDERSON

As much as we want to ignore it, the colder temperatures are upon us. If you've taken advantage of summer gardening over the past few months, you'll be harvesting what you've grown; but your gardening chores don't stop there. There are a slew of ways to prepare your garden for a long winter's sleep.

Perennials are popular for their ability to pop back up every spring or summer. But after the blooms have ended, you're left with straggly, brown stems and bowing seedheads.

You might be tempted to shear everything down to the ground—but please don't! Feel free to harvest the seeds (leaving some for the wildlife, to be kind), but try to leave those hollow stems and leaf litter alone to provide a home for overwintering pollinators.

Just as humans appreciate a blanket when the temperatures plummet, your yard appreciates getting tucked in, too. Spread some finished compost, topped with mulch, around your flower and vegetable beds to allow nutrients to be absorbed throughout the winter. Be mindful to mulch the bases of berry-producing plants, to avoid having a hard frost uprooting them.

Trees and shrubs tend to look overgrown by summer's end, but refrain from pruning them if possible. According to the *Old Farmer's Almanac*, pruning opens a wound that the plant won't have time to heal before the frost strikes. And since pruning often encourages growth, any newly germinated branches will be too tender to survive the winter.

Those pots of autumnal chrysanthemums that you've styled on your front porch with bales of straw? When their flowers fade, give them a long drink, then break up those bales and thickly cover the pots before storing the plants in a sheltered spot. With luck, the mums will bounce back next year.

Evaluate any hanging or potted flowers you have, and consider overwintering them as houseplants inside your home. Geraniums, for example, are beautiful and bloom throughout the winter in a sunny window. An important caveat, however: Shake them well or spray with neem oil to keep many-legged hitchhikers from moving in, too.

Empty your outdoor containers and store them upside down in a garage or covered porch to avoid cracking. You can spread the used potting soil in outdoor beds—or store it for reuse next year. If you decide to reuse it (storing it through the winter in a garbage bag), “solarize” it to kill diseases by putting it in a black garbage bag and letting it sit in the sun for four to six weeks.

Reused potting soil also needs to be amended with slow-release fertilizers or compost before you use it in the spring.

Social media reminders are badgering us to let fallen leaves stay on the lawn to provide homes for overwintering critters, but there's a happy medium somewhere between your lawn looking like a pig sty and looking like a shorn sheep. Don't leave piles of leaves in soaked layers on the lawn; rake them up and put them in a pile out of the way. Unhoused pollinators will find them.

Conversely, mulch the leaves with your lawn mower and spread the mulch in your beds, or add it to the compost bin.



Photo by Drazen Nestic, CC0, on Pixnio

When autumn is over, either plant your mums or cover them with straw to try to keep them over the winter.



Photo by Andrey Korzun, CC BY-SA 3.0, via Wikimedia Commons

After your perennials stop looking gorgeous, don't behead them; they are winter homes for pollinators. Link to file: creativecommons.org/licenses/by-sa/3.0

The same goes for that final fall mowing—don't slice the grass within a half-inch of its life, but cut it short enough to withstand the weight of snow.

Fuel tanks on mowers, weed trimmers and other summer power equipment should be drained before the items are stored away for the winter.

Consider scrubbing your tools and wiping them down with a neutral oil to stave off rust.

Hot tip: Peppermint oil, set out in reed diffuser jars, is a great way to keep rodents out of your garage and shed.

Once your garden is tucked in, expect some melancholy at the end of all your hard work. But don't fret; soon enough, your mailbox will overflow with seed catalogs. And in our local 5 and 6a planting zones, you can start some veggie seeds indoors just four months from now.

Callicoon Supply Inc.

For all your Hardware and Building Supplies



**THANK YOU FOR VOTING US
BEST HARDWARE STORE &
BEST LUMBER STORE**

OPEN 7 DAYS WEEK

M-F 7-4:30

SAT 7-12; SUN 8-12

Route 17B • Callicoon, NY • 845-887-4804 • callicoonsupply.com



**Best Green Builder,
River Reporter's
2020 Readers'
Choice Awards**

**Building energy-efficient custom
homes in the Catskill region,
using the latest green technologies
and modern architecture.**

845-252-6838 • www.catskillenergyhomes.com

CATSKILL CUSTOM CLOSETS

Closets ♦ Garage ♦ Laundry Room ♦ Pantry
Home Office ♦ Murphy Beds ♦ and More!

www.CatskillCustomClosets.com
(845)794-6688 Monticello, New York



Free in-home estimates

DELAWARE VALLEY OIL

Family owned and operated

FUEL OIL • KEROSENE • DIESEL

24-HR. EMERGENCY SERVICE

COD • HEAP • CREDIT CARDS • SENIOR DISCOUNT
PO Box 838, Callicoon, NY 12723

570-224-4141 • dvoil.com
845-887-6090 • 877-887-6090

Office in Equinunk, PA • Free Tank Inspections for our Customers



Come for an
unforgettable time,
leave with great
memories!



Lodging, Restaurants, Spa & Fun
fostersupplyco.com



Keller Glass Specialty, Inc.

Commercial and Residential Glass
Store Fronts / Solariums / Skylights
Replacement Windows / Mirrors / WG
Tub & Showers Enclosures
Table Tops / Thermopane / Tempered
Mirrors / Plexiglass Ins. Claims Serviced

Rick Keller 845-482-5792 Fax 845-482-4535
kellerglassinc@gmail.com
www.kellerglassspecialty.com
5036 State Route 52 Jeffersonville NY, 12748

(845) 482-5290 • 482-5117
Fax 482-4270

Established 1907

KOHLER LUMBER & BUILDING MATERIALS, INC.

All Pressure Treated and Cedar Products, Paint Supplies,
All Masons, Plumbing and Electrical Supplies, Carpet,
Cabinetry, and Hardware. Owens Corning Blown-in
Insulation, Boom Service Available

The Kubenik Family • Rte. 52, Jeffersonville, NY 12748

**Your local agent
for home & auto**

Call me for a quote today



**Robinson Insurance Agcy Inc
Dave Robinson, Agent**

**114 7th St
Honesdale, PA 18431**

**Bus: 570-253-5700
dave@daverobinsonagency.com
www.daverobinsonagency.com**

State Farm Mutual Automobile Insurance Company, State Farm
Indemnity Company, State Farm Fire and Casualty Company,
State Farm General Insurance Company, Bloomington, IL

State Farm County Mutual Insurance Company of Texas,
State Farm Lloyds, Richardson, TX

State Farm Florida Insurance Company, Winter Haven, FL

PROTECT YOUR FAMILY KNOW YOUR WATER

Sullivan County Labs is NYS DOH
certified to accurately detect
harmful contaminants in your
drinking water. Contact us
today to find out more!



SULLIVAN COUNTY LABS

845-SAFE-H2O

www.SullivanCountyLabs.com



RR photos by Jude Waterston

Fallen leaves

By JUDE WATERSTON

One thing I realized about living in the country is that the seasons seem more pronounced than they do in the city. It's as though they flow into each other in front of my eyes.

Winter is quiet and the world upstate is often blanketed in snow. It can be brutally cold, and the skies a molten grey, or it can be bright blue and dotted with fluffy white clouds above.

The spring approaches slowly, taking its time. Sometimes it doesn't warm up until late April, yet the crocuses, daffodils, chives and mint pop through the soil regardless. Eventually, the time for planting arrives and there is color everywhere. Flowers bloom and fruits and vegetables hang heavily from vines and trees, waiting to ripen.

Summer is short in the Catskills, with July being the warmest month. This past summer it rained so often that our driveway became slushy with mud and the lawn never dried.

For a short period, it was terribly hot and humid; then August arrived and the temps rarely hit 80. A strange summer, indeed!

And then comes the fall. Haerfest, from the Old English, is the word for autumn. This season is the culmination of months of hard work planting, watering and fertilizing the fields. It signifies a time of ritual, abundance and reaping (gathering of the crops).



Anjou and Bosc pears

We can revel in the clean crisp air, brilliant blue skies and the turning of the leaves on the trees from green to gold, ochre, orange and crimson.

The fruits and vegetables of fall differ greatly from those of other seasons. Many are heartier and sturdier, such as the world of winter squash. There are over a dozen types and they benefit most from roasting and baking, but can also be steamed or cooked in water or broth with spices and pulverized into delectable soups.

There is the orange-fleshed acorn squash with deep green and gold skin; cream-colored butternut; pale green (or red) kabocha squash with sweet, dense flesh; delicate squash indicated by its pale yellow skin with green striping; sugar pumpkin; and spaghetti squash, whose flesh is separated after cooking into thin spaghetti-like strands.

Forget about buying grapes in the supermarket when you can visit local farmers' markets in the fall and see the variety available of these classic, ancient fruits. Most are seedless and crisp, with thin skins and juicy, pulpy flesh. They come in hues of dark purple-black, crimson red, pale green and violet. A big clump is a beautiful sight placed on a cheese plate along with crunchy crackers or toasted baguette slices. I have even made a chicken dish baked with shallots and small clusters of grapes. When warm, the latter pop in the mouth and ooze their sweet juices.

Fully Insured Free Estimates

Dean Construction

& Home Improvement Corp.



We provide professional installation of roof, siding, windows, doors, decks, gutters and so much more!

(845) 985-2398

BEST CARPENTER

THANK YOU FOR VOTING US

BEST EXCAVATOR FOR 13 YEARS



JIM AKT EXCAVATING


- BLACKTOPPING
- LAWN CARE SERVICES
- SEPTIC SYSTEM
- BRIDGES
- LOT CLEARING
- FOUNDATIONS
- PONDS/POOLS

845.858.8650



Cell - 845.642.0736 jimaktexcavating@frontiernet.net

 Find us on Facebook

Voted Best Eye Care Center!



EYES ON MAIN ST OPTOMETRY

 Eyes on Main St. Optometry  @EyesOnMainSt

Dr. Maegan Sauer-Erlwein, OD • Dr. Cassidy Sauer
Comprehensive Eye Examinations
4895 St. Rt. 52 Jeffersonville NY 12748 • (845) 482-2425
info@eyesonmainst.com • www.eyesonmainst.com

LORENZO

metalworks

570-470-2920

railings • stairs • fabrication
lorenzometalworks.com

FOSTERDALE EQUIPMENT CORPORATION

3137 Route 17B
Cochecton, NY
845-932-8611

THE FURNITURE 

Re Store



antique & vintage art, lighting, rugs, furniture
4917 NY 52 Jeffersonville
www.therestorejville.com



We love our work & so will you
Joy Schulatta
Call for pickup or delivery
570-253-3050

- Wedding Specialists
- Fresh Flowers
- Plants
- Funeral & Memorial Designs

WAYNE COUNTY READY MIX CONCRETE CO.



379 Grimms Road
Honesdale, Pa
570-253-4341
Fax 570-253-3450

HARVEST - Page 11

Dozens of types of apples are in abundance at the greenmarkets in fall, as is that oft-forgotten fruit, the pear. A crisp pear, with its unusual ever-so-slightly grainy texture and sweet interior, is not to be missed.

They vary in shape, color and taste. There are bell-shaped Bartletts, golden-brown Bosc, green and ruddy red Comice, and pale green or rich, red Anjou, which is more of a winter fruit.

Other fall crops are beets, carrots, green beans, cabbage, kale, Brussels sprouts and broccoli. Most important, let's not leave out pumpkins. When fully ripe they have a firm rind and a robust color throughout. I particularly find white pumpkins striking.

There are many varieties and sizes, and I like to adorn my front porch with a few of them alongside a bunch of curiously shaped gourds, dappled with all manner of autumnal colors.

Every fall and into winter I make soups utilizing myriad harvest vegetables. But my favorite way of eating them is oven-roasting at a high temperature, tossed with good extra-virgin olive oil, sea salt, and freshly ground pepper. Oven-roasting makes everything taste better, deeper and sweeter, as the sugars caramelize.

I offer you two recipes to celebrate the autumn harvest. One is a casserole of chunks of sweet potatoes and pears with spices such as cinnamon, ginger and nutmeg—a dish that would look and be perfect on the Thanksgiving table.

The other is simple, but my favorite: roasted broccoli florets adorned with both lemon zest and grated Parmigiano-Reggiano cheese.

Oven-roasted broccoli

Serves 2-4

1 large head of broccoli
Extra-virgin olive oil
1 large lemon
Salt, preferably flaky sea salt
Freshly ground black pepper
1/4 cup finely grated Parmigiano-Reggiano cheese

Preheat the oven to 425 degrees Fahrenheit.

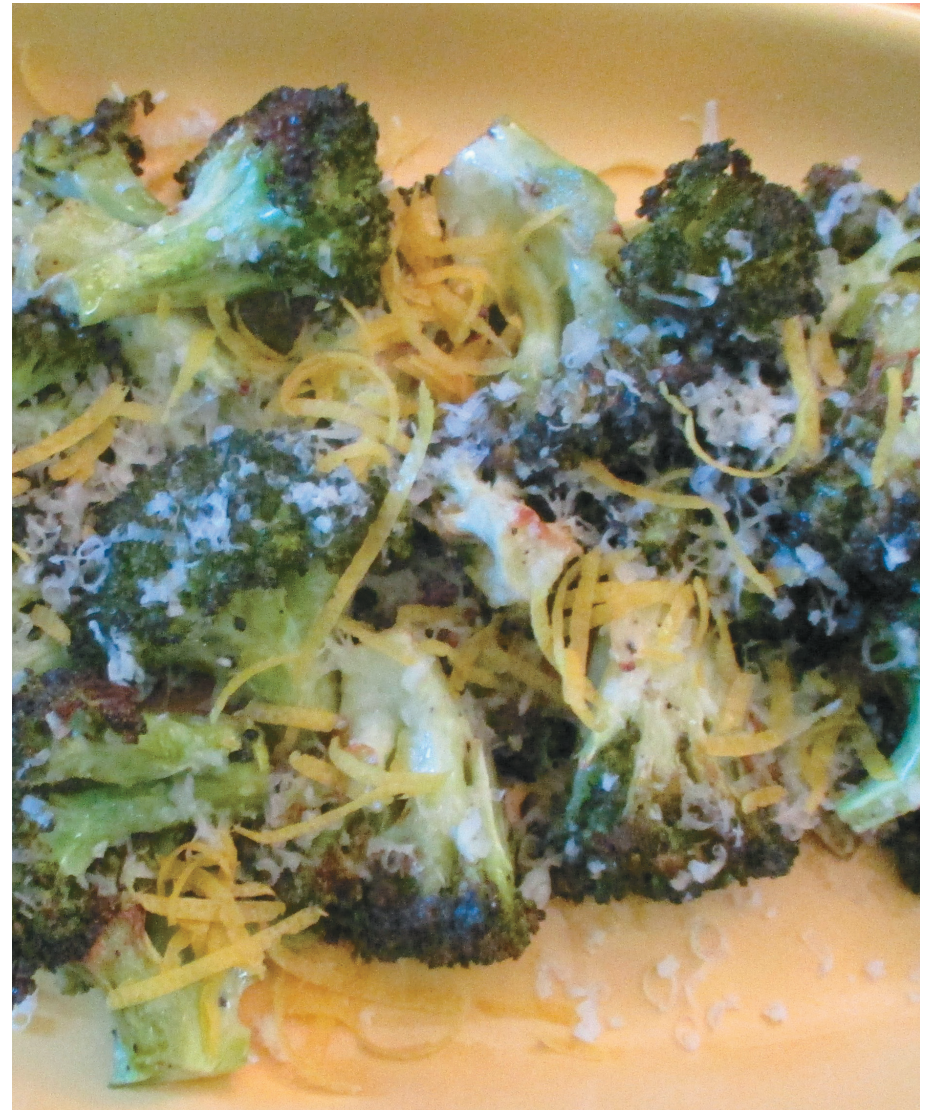
Cut and trim the broccoli, cutting away any yellowed bits. Cut the entire broccoli into florets until finished. You should have 3/4 pounds of florets.

Put the florets in a large bowl and drizzle with plenty of extra-virgin olive oil. Season liberally with salt and freshly ground pepper.

Using a lemon zester, cut long strips from the lemon onto a cutting board. With a sharp paring knife, chop the zest and set aside.

Line a large jelly roll pan with aluminum foil and drizzle with some of the oil. Place the broccoli florets on the pan in a single layer. Bake for 10 minutes, then remove from the oven and flip pieces around with tongs or a wooden spoon. Return to the oven and bake an additional 10 minutes.

Check for doneness by inserting the tip of a sharp paring knife into a piece of broccoli. It should go in easily but still have a bit of resistance. You don't want to overcook the broccoli, but it should be charred in places. Remove the broccoli to a shallow serving dish. Sprinkle with cheese, then garnish with the lemon zest. Serve immediately.



Oven-roasted broccoli with lemon zest and Parmesan

RR photos by Jude Waterston

Baked sweet potatoes and pears with maple syrup and cream

Serves 4-6

If you want to jazz up this dish visually before presenting it, a large handful of toasted slivered almonds will do the trick.

1 1/2 pounds (about 2 large) sweet potatoes
1 1/4 pounds (about 3 small) Comice, Bosc or Bartlett pears
1 tablespoon unsalted butter, softened
2 tablespoons pure maple syrup
1/4 teaspoon freshly grated nutmeg
1/4 teaspoon ground cinnamon
1/4 teaspoon ground ginger
1/4 teaspoon ground allspice
1/4 teaspoon salt
1/3 cup heavy cream

3 tablespoons cold butter, cut into small cubes

Preheat oven to 400 degrees Fahrenheit.

Peel sweet potatoes, quarter, and cut into wedges.

Peel pears, quarter, and cut into wedges.

Grease a shallow 11-inch-by-8-inch (or lasagna) pan with the softened butter. Place the sweet potatoes and pears in the baking dish. Drizzle with the maple syrup. Sprinkle with nutmeg, ginger, allspice and salt. Pour the heavy cream over all. Dot with the butter cubes.

Bake, uncovered, for 40-45 minutes, stirring once or twice, or until potatoes and pears are tender. Check by inserting a sharp knife into 1 piece each of potato and pear. You should meet with no resistance.

Serve immediately.



Baked sweet potatoes and pear with maple syrup and cream

TOWN & COUNTRY
PAVING & SEALCOATING
 Residential • Commercial • Industrial
 45 Years of Experience
 & Quality Service
 Free Estimates • Fully Insured
 845-609-7139



NARROWSBURG VETERINARY
 Neil Hess, DVM
 155 Kirks Rd. Narrowsburg, NY
 845.252.1550
 www.narrowsburgvet.com

CLEAN • COURTEOUS • HONEST
Narrowsburg ELECTRIC
 (845)252-6640
 ALL CALLS RETURNED



RICK & JUSTIN MALONEY

It's time to vote!
 Scan the code and submit your favorite people, places, businesses and more!

BEST of 2023 FOR 2024



RIVER REPORTER bit.ly/RR2023best

YOUNGSVILLE VETERINARY CLINIC
 Dr. Joseph A. Nebzydoski, VMD



All services by appointment only
 Small & Large Animals

845-482-3330
 Route 52 • Youngsville, NY



Open 5 Days a week
 Breakfast, Lunch, Take Out Dinners & Catering.
 Closed Sundays & Wednesdays.
 Serving Takeout Thanksgiving Dinner
 November 22nd
 218 Airport Road, Yulan, NY-12792.
 Phone: 845-557-0425
 facebook/yulancountrystore

CARINI
PIZZERIA & RESTAURANT

Pizza • Pasta
 Subs • Salads
Take Out Only
 112 Kirk Road
 Narrowsburg, NY 12764
 845-252-3338

Let's Find Your New Home!



Steven Beeson
 NYS Licensed Real Estate Salesperson
 stevenbeeson@icloud.com
 dianebutlerealestate.com
 Office: 845-482-2523
 Cell: 917-494-2854



Peter Feinberg
 Licensed Real Estate Salesperson
 845-866-1852 cell
 845-610-6065 office
 peterfeinberg.kw.com
 pfeinberg@hvc.rr.com

kw
 KELLERWILLIAMS.
 Keller Williams
 Hudson Valley United
 9 Bert Crawford Rd.
 Middletown NY 10940
 Each office is independently owned and operated.



Welcome fall in our Beautiful Garden Center

Featuring a large selection of Mums and other Flowering Plants, Perennials, Shrubs and Trees

Plus, Wood Pellets starting at \$325.00 a ton

The "I didn't know you had that too" store!

One-stop-shop for everything farm, garden & home improvement-related.



30 Viaduct Road,
 Callicoon, NY
 845-887-5100
 Fax: 845-887-4917
 Mon – Fri 8am-6pm,
 Sat 8-5, Sun 8-4

Get ready for winter

A fall home checklist

By BARBARA WINFIELD

Fall is a beautiful time of year—a great time to sit on the porch with a hot cup of tea and watch the colorful leaves fall.

But with winter on the way, it's smart to cut short your porch-sitting and prepare your home for the snowy season. Here are some savvy tips for things to take care of now, to help your home sail through the winter.

Don't rake all the leaves

In years past, homeowners were convinced that fallen leaves had to be raked and collected into paper or plastic bags. Research has shown that leaves provide a free source of organic fertilizer and improve soil texture by helping the ground to absorb more water and air, leading to healthy plant growth.

The trick is to mow your leaves while dry instead of raking them. The vast majority of plant life, including lawns, will actually benefit from the protective layer that nutrient-rich fallen leaves provide, while the leaves also insulate plants from harsh winter temperatures.

Bring in outdoor plants, furniture and the grill

While the weather is still mild, debug your plants and bring them inside before the first frost hits. Also clean summer yard equipment such as grills, fire pits and outdoor furnishings, and store them in your garage or shed.

Clean and store garden tools and equipment

Do an inventory of your garden tools and check for damage or dullness. Tools should be cleaned, oiled and sharpened before storing away for the winter. Clean mowers with a putty knife, first making sure that everything is turned off before going near the blades. Then scrape off any grass that is caked onto the blades.

This is a good time to change the oil, air filter and spark plug so the mower is in good working order when spring rolls around.

Gasoline doesn't last forever. In fact, it decomposes quickly. When this happens in a small engine (such as a lawn mower or weed trimmer), it can cause the engine's carburetor to gunk up, so you might not be able to get it started again when winter is over.

In addition, John Deere offers these preventive steps: If you've added stabilizer to your fuel to keep it fresh longer, then fill the gas tank to the top with more stabilized fuel and run the engine briefly to allow it to circulate. If not, wait until the tank is nearly empty from regular use and run the engine (outdoors) to use up the remaining fuel. Check your mower's manual for other cold-weather storage steps.

Check your snowblower

Don't wait for the first snowstorm to get your snow-removal equipment ready. Now is the time to ensure everything is in working order. You'll probably want to change the motor oil, spark plug and air filter before firing it up.

Once that basic maintenance is out of the way, turn it on to make sure it runs smoothly. Check the manual for troubleshooting tips.

Clean the gutters

Clean gutters of leaves and debris. Clogged gutters can freeze into a big, icy mass, channeling water to freeze under the shingles and causing damage to the roof. While the weather is still warm, get a tall ladder and work gloves and scoop out the debris so water can drain. Or call in a handyman: The service typically should take about two hours, depending on the size of your house.

Check the roof

Check all of the roof areas on your property—including those on any outbuildings—closely with binoculars. Look for damaged, curling or missing shingles that could cause water damage during winter storms and from melting snow. Check for breaks in the flashing seals around vent stacks and chimneys too.

If the roof needs fixing, it is a good idea to hire a professional roofer or handyman to make the repairs; avoid the do-it-yourself route.

If your home had lots of icicles last winter—or worse, ice dams that can cause meltwater to back up and flow into your house—call a home-energy auditor or weatherization contractor to check for air leaks and/or inadequate insulation.



Photo by Dereckson, CC by 4.0, via Wikimedia Commons

Don't want your tools to get rusty like this? A little TLC will help.



RR photo by Jonathan Charles Fox

Definitely remove leaves from places you'd like to sit, and other high-traffic areas, but don't go nuts trying to erase every leaf from your yard.

While checking the roof, inspect for tree branches: Scan your property for branches growing over the house, garage or power lines. Tree branches could come down and cause major damage during a storm.

Have the furnace and chimneys cleaned

The last thing you want to happen is to have your furnace or heating system break down in the middle of the night in the dead of winter. Now is a good time to make an appointment with an HVAC (heating, ventilation and air-conditioning) contractor to ensure your furnace or boiler is operating safely and efficiently. Professional heating contractors tend to get very busy after the first frost.

To keep the unit running well, check the filter monthly and replace it when it turns brown.

HVAC contractors suggest using a pleated version of the filter, which has more particle-trapping surface area, rather than a flat one.

If you use a wood-burning fireplace more than six times a year, it is a good idea to have it professionally cleaned and inspected by a certified chimney sweep

annually. Built-up creosote and soot can ignite and cause a chimney fire that will cause damage or a house fire. This inspection should be done in the fall, since chimney cleaners get very busy in the winter months.

Protect your pipes

Unheated interior spaces such as the attic and basement are most at risk for frozen pipes. Use pipe insulation on any exposed pipe that runs along a wall or is in an unheated area. The water inside can freeze and cause the pipe to burst when temperatures drop below 32 degrees Fahrenheit.

Cut the insulation to fit the length of the pipe, wrap it around, then secure it with duct tape if needed.

Also, water in outdoor pipes can freeze, which will cause pipes to burst as the ice expands. Start by disconnecting all garden hoses and draining the water that remains in outside faucets.

If you don't have frost-proof faucets, turn off the shut-off valve to that faucet. The valve is located inside your home.

Reverse your ceiling fans

Here's a simple trick to save on heating costs. Since warm air rises, reversing the direction of each of your ceiling fans will push down any heated air collected against your room's ceiling. By circulating warm air, you'll use heat more efficiently, which might cut energy costs.

Be prepared for snow and ice

Don't wait for the first winter storm to restock essentials like salt or ice melt.

Place a snow shovel at the front door and back door, and at the beginning of your driveway.

Keep a lidded container of salt or ice melt next to each shovel, and keep a small bag in your car.

Frozen locks are no fun anytime, but especially not in freezing weather. Spray a little powdered-graphite lubricant into each door lock (where the key goes), to prevent locks from freezing. The powder (sold at hardware stores) lubricates the pins inside the lock and will prevent sticking and freezing.

It's time to vote!

Scan the code and submit your favorite people, places, businesses and more!



bit.ly/RR2023best

RIVER REPORTER.COM



Jeff Bank offers a variety of mortgages, designed to fit our customers' needs. We offer both conventional and unconventional mortgages with either fixed or adjustable rates. Our mortgages are not sold on the secondary market so we will be able to assist you with any questions or issues during the life of your loan with us. Our knowledgeable team members have years of experience and will go above and beyond to make your application process go as smoothly as possible. To view our products or rates, please visit our website at www.jeff.bank. To speak with a representative, please call (845) 482-4000.



(845)482-4000 • www.jeff.bank

NMLS # 405318

4864 State Route 52, Jeffersonville, NY 12748



Build the Log Home of your Dreams!



The Lumber Yard is open to the public from Monday through Friday, 8AM to 5PM, and on Saturday from 8AM to Noon.

Please call us at 570-729-8572 for product information, availability, and pricing.

505 Adams Pond Road, Honesdale, Pennsylvania 18431
570.729.0733 • homes@estemerwalt.com



Our award winning design team can create a unique design to match your exact needs and you can use our collection of floor plans for inspiration!



PURSUIT OF HAPPINESS REALTY

"This Land is Your Land"

Short Avenue, Parksville, NY
pursuitofhappinessrealty.com

845-439-8888

elliottpursuit@gmail.com



For All Your Insurance Needs

Personal
Commercial
Health & Benefits

4898 State Route 52
Jeffersonville, NY 12748

(845) 482-5510

www.mikepreis.com

Discover why over 17 million homeowners trust State Farm®.

With your new home comes new responsibilities – like protecting your new investment with the right amount of homeowners insurance. That's where I can help. Like a good neighbor, State Farm is there.®
CALL ME TODAY.



Robert Wells, Agent
18 Thompson Square
Monticello, NY 12701
Bus: 845-794-7000
robert.wells.k2on@statefarm.com



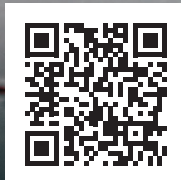
0907507.1 State Farm Fire and Casualty Company, State Farm General Insurance Company, Bloomington, IL

RIVER REPORTER.COM

Bring the Upper Delaware to your country home.

Local news, opinion, culture, food & all things Upper Delaware.

Subscribe today.



MAJEK FURNITURE

312 East Broadway, Monticello, NY 12701

845-796-4800

Open 7 days a week

Mon-Sat 10am-6pm • Sun 11am – 5pm

www.majekfurniture.com



**END OF THE YEAR SALE
LOWEST PRICES OF THE YEAR
GOING ON NOW!**

FINANCING AVAILABLE • HUGE INVENTORY




William Chellis, Esq.
Attorney
 27 Maple Avenue
 Jeffersonville, NY 12748
 845-482-3405 • chellislaw.com

Nestled Down A Long Winding Driveway, Serenity Awaits. "Serenity Pond" Is A Beautiful Home, Overlooking A Tranquil Pond. Your Country Escape. This Thoughtfully Designed Home Provides An Open Living Concept With Vaulted Ceilings & Skylights, Three Bedrooms, 2.5 Baths, And A Finished Basement. Enjoy Your Private Pond With A Spacious Dock & Quaint Beach. Let Your Worries Melt Away As You Relax On Your Rocking Chair Front Porch Or Lounge On The Screened-In Back Deck. All Set On 14.5+/- Acres Offering Walking Trails Where You Can Listen To The Whispers Of Nature. Large Pole Barn (33' x 28') & 2+ Car Detached Garage. Located In Chic Narrowsburg. Mere Minutes Away From The Beautiful Delaware River. This Must-See Destination Is Where Tranquility Lives, And Memories Are Made. Asking \$899,000 MLS# 6270291



EAGLE VALLEY REALTY
 6569 State Route 97 • Narrowsburg, NY 12764 • 845-252-3085 • www.eaglevalleyrealty.com • eaglevalleyrealty@gmail.com
 Serving the Upper Delaware River Valley • Licensed NY & PA, Realtor-MLS

ROURKELAW.COM **845.292.2000**
 25 Darbee Lane, Liberty



ROURKE LAW

Your Trusted Counsel
in the Catskills
 & the Upper Delaware River Valley

Voted Best Law Firm in 2021
 & Best Attorneys in 2020 - River Reporter



REAL ESTATE • CIVIL & COMMERCIAL LITIGATION
FAMILY • DWI • ESTATES & TRUSTS • INJURY & MORE



Susan L Gross
Attorney at Law

Personal Attention / Reasonable Fees / Real Estate
 Matrimonial & Family Law / Contracts/ Collections / Wills & Estates

845 791 8600 607 498 6111
 7 St John Street Monticello 1922 Old Rt. 17 Roscoe
www.susangross.com susan@susangross.com




Connecting you to your dreams

Mary Jones-Mellett
 917-593-0307
mjonesmellett2trc@gmail.com
 NYS Lic#: 10401279968

The Rural Connection
 212-645-4488
theruralconnection.com
 NYS Lic #: 109903849

Building a Future Together

- Commercial Lending
- Residential **SimpleMortgage**



30th Anniversary
 1993-2023

CATSKILL HUDSON BANK
Simply Better Banking

Convenient branches located in Monticello, Liberty, Rock Hill & Callicoon

Member FDIC

www.CHBNY.com ■ (877) CHBNY 15

D.R. BLUHM Insurance Agency
 871 Main Street Honesdale, Pa 18431
 570-253-0191

Independent insurance agency offering all forms of insurance including business, contractors, home, auto & life...
 Also great home/auto packages

Bisland Insurance Agency

1681 Forestburgh Road, Glen Spey, NY
 845-856-6180

Trends in the real estate market

By JANE ANDERSON

The big news in real estate these days boils down to two things—interest rates and inventory—according to local real estate brokers and salespeople.

“We have a lot of people looking, but we do not have a lot of houses,” says Rosie DeCristofaro, president of the Sullivan County Board of Realtors and a licensed real estate broker with Callicoon Real Estate, LLC. “The first-time homebuyer, especially, is having a very hard time finding a house. Depending on their financing, they need a move-in-ready home.”

Interest rates have a direct effect on sales, according to Lynne Freda, a licensed real estate salesperson with Matthew J. Freda Real Estate in Callicoon, NY, and president-elect of the Pike-Wayne Board of Realtors. “Buyers tend to pull back, even though 7.5 percent was the norm for many years,” she says. “We have stories from buyers who bought their first homes in the 1980s for 14-plus percent! But we were so used to 2.5 to 4 percent for so long, 7.5% seems excessive now.”

Banks are beginning to shy away, too. “Monthly payments are skyrocketing, and lenders are actually denying applicants due to higher payments and insufficient income,” Freda continues.

That trend’s been noticed by Carol Malek, a broker with Malek Properties in White Lake. “I noticed a fair amount of properties went from pending to active recently, indicating that people are being declined for their financing,” Malek says. “Also, there is very little existing inventory and hardly any new inventory coming to the market. People are not selling. Maybe they can’t find something wherever they want to move to, since the low inventory is nationwide.”

A slow market doesn’t mean stagnation, though. “When a home under \$350,000 comes on the market in updated condition, it will most likely get multiple offers,” says Freda. “That seems to be the sweet spot for most of our buyers, \$350,000 and below.”

Condition matters

The market has forced sellers to be more thoughtful about pricing and condition, too. “Some homes that are lingering on the mar-

ket have been coming down in price, and things that come to market that are especially desirable for whatever reason—such as location, style, pricing—are still getting multiple offers,” Malek says. “This shows that the buyers are there, just waiting, and have become pickier. The inventory being reduced was probably priced too high to begin with, and sellers realize that they need to show motivation.”

“Flippers”—buyers who fix up a newly purchased home to sell at a higher price—are still active around here, too, according to Freda: “Many buyers bought houses to ‘flip’ and resell, and we are seeing many of those. In some cases, a home sold in 2020, again the end of 2021, and now in 2023, sold for the third time in three years, at a higher price each time.”

Resales are appearing, too, Freda notes. “Some buyers who were able to work from home are now being called back to work in person at the office. The commute to New York City is too great to do that every day, so we have seen some people selling.”

Non-local buyers and renters

Most buyers around here still tend to be from out of town, the real estate professionals concur. “A large percentage of our buyers are still coming from the New York/New Jersey greater metropolitan area,” says DeCristofaro. “If New York makes good on its promise to bring broadband to rural areas, the people who used to spend two days here and five in the city will move up here and spend five days here and two in the city.”

The rental-property bandwagon that began during COVID has been saturated, the brokers say. “We used to do a robust business with rentals; however, that has changed since 2020,” Freda says. “Many, many buyers bought homes as short-term rentals or in some cases, long-term rentals, so they now turn to Airbnb, VRBO and other rental sites. However, because so many buyers had the same thoughts... the term ‘AirbnbBust’ has become popular, because there is a glut of renters. Savvy owners have learned to drop their rental prices just below the going price on the internet rental sites and they’re still renting well.”

Malek says the rental prices remain at a



Photo by Tierra Mallorca on Unsplash

The real estate market has changed, thanks to interest rates and low inventory, but you can still sell your house—or buy. Just keep these tips from real estate professionals in mind.

luxury level. “Rentals remain scarce and rents are still high,” she says. “Many people are looking for decent rentals, which seem to go quickly; however, most really nice rentals are not affordable to many of the tenants currently looking.”

Some tips for buyers and sellers

If you’re looking to buy, patience is a virtue: inventory is slowly improving, and home prices will go down if they were priced too high to begin with, Freda says. Get pre-qualified for a mortgage, and do not choose this time to buy a boat or an extra car, she adds. “Have your finances in order so you are ready for the moment you find ‘The House’; you’ll be in a better place if you are competing against multiple offers. Most importantly, do not make any large purchases like appliances or a vehicle before looking for a home. Your credit rating will take a hit, and you may not qualify for a mortgage at that point.”

Do some of your own legwork in looking for a house, DeCristofaro says: “Keep an eye on what comes on the market, and call your agent immediately if you see something you like.”

Sellers need to polish up their property in order to sell it at the price they want. “Get your home spruced up to the best of your ability,” Freda says. “Look at your home with a buyer’s eye: clean up the yard and landscape. Paint your front door if needed. Secure that loose step! First impressions are everything to a buyer. Make sure the

inside is decluttered, so the buyer sees the bones of the house, not your stuff. They’re buying the home, not your possessions.”

Be mindful of what to fix before you sell. “Painting brightens everything up and gives it a fresh smell to boot,” Freda continues. “Replace worn throw rugs or remove completely. Skip replacing carpeting or scuffed floors, because buyers have their own tastes and preferences—chances are, they may tear out what you put in anyway. A seller can always offer a credit if carpeting is terribly worn or pet-stained. Speaking of pets, take them with you when you vacate for showings. A buyer wants to see if your home is a good fit for them, so they don’t want you hovering or talking up your do-it-yourself improvement projects!”

A crystal ball would come in handy, to see when and if the market will change. “We’re still in the ‘COVID’ and ‘post-COVID’ market... everything that was for sale in 2020 and 2021 sold,” Freda says. “That forced pent-up demand in buyers, and when inventory is low, demand rises—and so do prices. We wish we could predict when it may change, but if we could predict that we’d all be millionaires.”

Malek sees a light at the end of the tunnel: “I have been told that during the first quarter of 2024, the rates will come down a little and spark some new movement. Looking forward to that!”



MLS # H6269988 Callicoon, NY This 4BR/2bath ranch can be your Catskills getaway! It offers the perfect blend of comfort, space and natural beauty. Cathedral ceiling in the living room. Large kitchen with a nice wall of windows floods the room with light, plus separate dining room. The full basement with a poured floor is ready for you to finish it off and create your own possibilities there. It walks out to the back yard. A convenient covered porch keeps the elements off you, and a 2-car garage with a breezeway is another convenient way to enter the home. Extra lot to the right is wooded and provides privacy. Above-ground pool just a year old, surrounded by a convenient and spacious deck. It’s just a minute’s drive down the hill for Delaware River fun, Sunday Farmers Market, Brewery, Distillery Cidery, theater, shops and restaurants! \$ 325,000

MLS # H6266509 Narrowsburg, NY Nestled beautifully in a park-like setting, this farmhouse with barn, studio, bunkhouse, pond and 20 acres has it all. A former Catskills boarding house/resort with a rich history, it has been lovingly renovated and is perfect for a compound, retreat, B&B, art studio whatever use requires a lot of room, inside and out! The main house has 11 bedrooms, a first-floor primary bedroom, 2.5 baths, a stunning cherry wood great room with stone fireplace, big living room, office space and relaxing indoor cedar sauna. Original wood floors throughout. Outdoor spaces and outbuildings include a 34’x24’ barn, 3-bedroom bunkhouse, and spacious workshop/studio/recreation hall with attached 2-car garage. More garage/workshop space out back. Lush fields, landscaping, flower gardens, and spring-fed pond. Love to garden? Fenced in area with hoop house and raised beds. Float or fish your own stocked pond. The house exterior is low maintenance cement board and features numerous upgrades—call for details. Two hours NYC, close to Bethel Woods, Narrowsburg, and the Delaware River. Relax here in spacious comfort, enjoy the great outdoors, and share with guests in classic Catskills tradition! \$ 759,000



Matthew J. Freda
Real Estate Inc.

Upper Delaware Country Properties
21 Lower Main Street • PO Box 335
Callicoon, NY
845-887-5640
www.fredarealty.com
email: tom@fredarealty.com



Merrell  Benco
Insurance Agency

Personal coverage

- Automobile
- Homeowners
- Umbrella policy

Business coverage

- Business automobile
- Liability, fire, crime, marine
- Package policies
- Workers' compensation



67 East Broadway, Monticello, NY 12701 • (845) 796-1500

Instant online quotes at: mbagency.com

LEADING
SELLER OF
HUNTING
PROPERTIES
SINCE 1925





REALTREE™
UNITED COUNTRY
HUNTING PROPERTIES

Eagle River Realty, LLC
53 Stewart Avenue
Roscoe, NY 12776
845-397-1937

Thank you for voting us the
Best Home Builder/Contractor!



“We’re family owned and operated,
so when you work with us,
you’re working with us.”



MARTELL
BUILDERS

1 Eagle Court, Sparrow Bush, NY 12780
Phone: (845) 856-7951 • Fax: (845) 856-0831
martellbuilders@gmail.com

We make it happen



REALESTATE






Terrific Opportunities!
Call Now!
845-250-4200

Liberty 11.45 acres (2 parcels) of Service Commercial property on beautiful setting with pond, woods & meadows. With 1433 ft of road frontage on State Route 52 - just a short drive to Liberty, Youngsville & Livingston Manor, this is a perfect location to start a new business or build your dream house! Currently a garden center but w/ various other possible uses. MUNICIPAL WATER plus well & spring. Lots of parking + acres of fields to cultivate! \$399,000 MLS 6272531

Hunter Lake! Privately set on 1+ acre, fully updated 2BR yr-round lake rights home is a short drive to Livingston Manor w/ a shared beach just down the road. Open concept doublewide boasts a remodeled kitchen w/ stainless appliances, farmhouse sink, granite counter, many cabinets! Find a big deck, lots of storage, reno'd bath, laundry, backup generator, plus 3 sheds including a craft room! STRs OK! **Lower Price!** \$305,000 MLS 6261071

Thinking of Building or just want to getaway? 2 special land listings in Bethel/Swan Lake! Near Bethel Woods performing arts, lakeside dining & more!




1) **16+ acres** with over 500' of pond frontage on on both sides of the north end of Bishop Pond. 2 single family lots. An awesome opportunity for a home or two, or just enjoy the pond, wetlands, woods, & all types of wildlife! \$99,900 MLS 6240873
2) **Lower Price!** 5+ acres of wooded land with a driveway cut thru. Rolling land offers interesting homesite options. RV plus container to buy (or seller will remove). Preliminary electric approvals done. Ready to go! \$65,000 MLS 6261690

woodstockwayrealty.com



MALEK
PROPERTIES

FULL SERVICE REAL ESTATE BROKER

(845) 583-6333

10 WALDHEIM RD, WHITE LAKE, NY
VIEW ALL MLS LISTINGS AT
www.MALEKPROPERTIES.COM

RESIDENTIAL ♦ COMMERCIAL ♦ LAND ♦ FARMS ♦ VACATION HOMES ♦ RENTALS

Serving Sullivan County & Surrounding Areas for Over 25 Years!



PERFECT LIVE/WORK SITUATION!

3+BR Ranch home with full finished basement, woodstove, hw floors & front/rear decks. Property w/several outbuildings including a 2000+ SF shop, det. garage & barn. Lovely land is 2.7 acres with a pond. Convenient location in Bethel. **\$349,900**



BETHEL BEAUTY

New listing: 3 BR 2 BA home on 2.8 acres impeccably maintained in a lovely private setting. Wood floors, vaulted ceiling, gas fpl, formal DR, LR & finished lower level. Near lakes, Bethel Woods & thousands of acres of protected land. **\$385,000**



SWEET RETREAT!

Lovely turn-key Ranch beautifully appointed w/warm artistic touches, features central AC, On-Demand HW, fpl/woodstove insert, high ceilings, knotty pine walls, hw & marble floors, custom closets & inlaid wood doors. Deck, patio, fabulous level yard! **\$325,000**



CHARMING BETHEL FARMHOUSE

Renovated 3BR, 2.5BA privately set on ±2 acres. Cozy home w/original touches, woodwork, rocking chair porch, outdoor KIT, stone patio, deck, vegetable gardens & shed. Upgrades: new boiler, electric, plumbing, roof, well+pump, septic, floors. **\$385,000**

Twin Rivers

A wonder of woodwork and sharp detail



Twin Rivers is a gorgeous home with frontage on both Ten Mile River and Perry Pond Brook.

Photos used with permission by Country House Realty

By JANE ANDERSON

Just in time for curling up by a toasty fireplace, this stunning Narrowsburg, NY home is ready for its new family. Twin Rivers is named for its frontage on both Ten Mile River and Perry Pond Brook.

Built in 2015, the house showcases unparalleled attention to detail and beautiful woodwork.

Shingle siding with white trim lends a New England air to the exterior. Exposed gables and a wide front porch draw your attention, too.

Stone pillars support a multitude of Craftsman-esque wood columns on the porch and front steps. The front door has twin sidelights and a transom overhead. It leads to a spacious foyer in minty green with thick crown molding on the ceiling and trim. From there, the great room unfolds before you.

The cathedral ceiling in the great room is lined with tongue-and-groove cherrywood. At one end, a puzzle of windows climbs from the floor to the ceiling, punctuated by two sets of sliding glass doors that lead to



A cherrywood cathedral ceiling, wall of windows and stacked-stone fireplace are the highlights of the great room.

the rear deck. Warm, cozy nights are foretold by a stacked-stone fireplace that also reaches the ceiling.

Opposite the window wall is a sweeping staircase that winds around and up to a bumped-out balcony before ending in a sweet sitting area overlooking the great room. Underneath the stairs is a view of the gourmet chef's kitchen.

Big enough to entertain a crowd, the kitchen is a standout: furniture-grade cherry cabinets feature carved legs, corbels and other fancy elements such as an open dish rack near the sink.

Acres of dark Brazilian granite countertops ramble atop the cabinets and on the oversized, multi-level center island. A four-seater breakfast bar on the island is flanked by twin workspaces.

A 60-inch, six-burner gas cooktop includes a 24-inch indoor grill; the backsplash is custom tile, with a tile mural in the center of it. Nearby are two wall ovens, along with a warming drawer; all appliances are stainless steel, including the oversized side-by-side refrigerator.

THE LIBERTY ROTARY CLUB AND
A SINGLE BITE + CATSKILLS FOOD HUB PRESENTS

11th Annual
DAVE THOMSON
SPIRIT, BEER & WINE TASTING
FUNDRAISER

FRIDAY, NOVEMBER 3
6PM - 9PM

The Arnold House
839 Shanderee Road
Livingston Manor, NY



THE EVENT BENEFITS:

**THE LIBERTY ROTARY CLUB
SCHOLARSHIP FUND:**

The fund provides annual scholarships to deserving Liberty High School graduating seniors and BOCES graduating seniors and sends Liberty High School sophomores to Rotary Youth Leadership Award's intensive leadership experiences.

A SINGLE BITE + CATSKILLS FOOD HUB:

A nonprofit that is addressing Sullivan County's poor health ratings and food insecurity by feeding and educating our neighbors with real, local food.

Featuring tastings of locally produced
spirits, beers, wines, ciders
and delicious snacks and entrees
prepared by Chef Clark.



For Tickets or to
Become a Sponsor Visit:
libertynyrotary.org or asinglebite.org



+ CATSKILLS FOOD HUB

TWIN RIVERS → Page 21

Cleanup is easier with a full-size Bosch dishwasher and smaller dishwasher drawers from Fischer + Paykel. A walk-in pantry ensures plenty of storage.

The formal dining room is dressed with cherry-red walls and a rich cherry floor. More informal dining can be had in the family room, which also has room for a cozy sectional and TV.

Head upstairs for the bedroom level, which has more “wow” factors than you can count.

The primary bedroom has sliding glass doors out to the deck and light-green walls that complement the cherry floor.

The primary ensuite bath is nothing short of spectacular: a soaking tub is encased in rich wood paneling and topped with marble. A built-in hutch above it can stash soaps, books, even a beverage or two. Next to the tub is a standalone shower lined in tumbled-marble tile. A built-in bench, travertine tile floor and a shower system that includes both handheld and overhead shower heads finishes off this sumptuous oasis.

A walk-in closet has built-in drawers and shelves to organize your entire wardrobe.

Two guest bedrooms have an ensuite bath with showers each—and all rooms feature the same exquisite crown molding and cherry flooring.

Another wood staircase climbs from this floor to an unfinished third floor, which has electricity already installed. Imagine a writer’s retreat, a playroom or an entertainment cave in this top-floor space!

The 2,000-square-foot, unfinished basement has 10-foot ceilings and would be perfect for a bar area. Outside, the wide rear deck wraps around the back of the house, providing views of the 32-acre property and its twin rivers. Sit outside in the mornings to sip coffee and say hello to the eagles that regularly visit the area.

The private setting is a true oasis, an escape from the day-to-day hustle and bustle; yet civilization can be had just seven minutes away in downtown Narrowsburg (grab a warm beverage and a sandwich at Tusten Cup), and it’s just 2.5 miles to Henning’s Local for Norwegian-inspired dishes and drinks.

The property is listed by Jennifer Grimes with Country House Realty, Inc. Get in touch via phone at 845/397-2590 or by email at howdy@countryhouserealty.com.

The details

Twin Rivers
40 Hoffman Rd.,
Narrowsburg, NY/Town of Tusten
Three bedrooms
Four baths
4,126 square feet
32.57-acre lot
Listed for \$1,150,000



The kitchen has a 60-inch gas cooktop with a grill, plus twin wall ovens.

Photos used with permission by Country House Realty

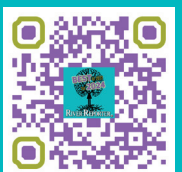


The attention to detail is evident in this staircase that leads from the second to the third floor.



It's time to vote!
bit.ly/RR2023best

Scan the code and submit your favorite people, places, businesses and more!



CENTURY 21[®]

Geba Realty

C21GebaRealty.com



“ Donna was recommended to me by a relative with whom she had worked. She was described as professional, highly competent, experienced, knowledgeable, easy to work with and a real "go getter". From the first contact with Donna through the final closing, she was friendly, professional, attuned and eager to learn about my ideas as the seller. She then deftly guided me through the process. Donna was a consummate professional and very reassuring during every step of the process. She was open to feedback and ready to give pertinent explanations and advice when needed. I couldn't have asked for a more competent and knowledgeable guide throughout the sales process. Thank you, Donna!!
John ”

“ I've dealt with Beth before on a number of transactions. She is tireless and works hard for her clients no matter the size of the transaction. She communicates very well, whether her clients prefer email, text or phone and always updates in a timely manner.
Dave ”

“ Gabor Dezso was an excellent realtor; I look forward to working with him in the future.
Anthony ”

“ Billy was there every step of the way and was always available for questions. He was great!
Samantha ”

“ Glenda is a wonderful agent. She is very knowledgeable in every aspect of real estate. She was very in tune to our needs. She went out of her way to help us with every aspect of this transaction. Truthfully if it wasn't for her I wouldn't be in my home today. She is truly is a gem. Any person who is lucky to enough to have her as a real estate agent should consider it a true ble....
Gina ”

Let Us Be Your Realtor[®]

“ Rene'E Hoover was absolutely the best realtor I could have hoped for. Renee was so professional and made sure the house deal went smoothly. I was very impressed with her knowledge and expertise and I highly recommend her to anyone interested in selling or buying a home.
Kathleen ”

“ Teri is 1 of the Best in the area! Knowledgeable and caring of what your needs are and is always there to answer your questions along the way.
Oscar ”

“ Best of the very best. Honest. Reliable. Attentive to the MAX. Judy listens--this realtor will find you YOUR house.
Maria ”

“ Lorraine Smith was fantastic throughout the process. Lorraine Smith was accessible attentive and accommodating, she made me feel like I was her only client and made the process very easy and enjoyable. I would absolutely recommend Lorraine Smith for any real estate sales or purchases and I will only use her In any of my future real estate transactions.
Robert ”

“ Dennis was excellent throughout the unusual process of our sale/purchase. He was supportive, helpful and truly understood our needs. I would recommend Dennis to anyone.
Mark ”

“ Lisa Flaherty reached out to us about a house we showed a interest in on Zillow, at least I'm pretty sure that's how we met her! My husband & I loved her from day one, she took the time to figure out exactly what we were looking for! Was always in contact with us through the whole process & I personally just love her personality
Kelly ”

CALL 845.856.6629 #LISTandSELLwithGEBA

**Experience the Geba Difference!
Successfully Selling Homes & Properties
for over 50 Years! NY, NJ, PA**

386 Route 97 Sparrowbush, NY 309 W Harford St Milford, PA 23 Main Street Sparta, NJ

Donna Geba
Owner/Broker
C: 201.874.6788
donnaageba@gmail.com



Each Office is Independently owned and Operated