

\$375,000 - 4352 Carcass Brook, East Branch

MLS® #20240739

\$375,000

2 Bedroom, 1.00 Bathroom, 1,072 sqft
Residential on 34 Acres

N/A, East Branch, NY

Escape to your own slice of paradise in the Great Western Catskills. Nestled on 34.19 acres of pristine wilderness, this timeless four-season cabin with a separate Artist Studio beckons. Once featured in the hip real estate publication "Cabin Porn," this property is a haven for outdoor enthusiasts. With the year-round babbling Carcass Brook running through the property, a spring-fed pond stocked with brook trout, nature trails, and a seasonal waterfall, you'll find inspiration at every turn. The North Branch area is known as a hot spot for anglers and hunters. Here you can enjoy your own piece of the mountains or take a short drive to the Beaver Kill or the East Branch of the Delaware River - known as one of the world's best technical dry fly fisheries. Listed as a 2-bedroom in the records, the cabin has flexibility for five bedrooms (as it is currently set up) or use the additional sleeping rooms as a den or office. The cabin features a large open plan living area downstairs with a wood burning stove, kitchen with bluestone counter, full bath, wide plank hardwoods, and UV water filter. Surrounding the building is a wrap-around covered porch, separate artist studio, separate tool shed, clawfoot tub outdoors in the garden area with hot water accessible, and more amenities. Experience fun getaways filled with water activities, nature, exploring, gardening, and grilling, or sit on the porch and watch the fireflies come out at dusk. Whether you seek adventure, serenity, or an income-producing



opportunity, this cabin perfectly blends rustic charm and modern comfort.

Built in 1900

Essential Information

MLS® #	20240739
Price	\$375,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,072
Acres	34.19
Year Built	1900
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Closed
MLS	ucbr_sold

Community Information

Address	4352 Carcass Brook
Area	Delaware
Subdivision	N/A
City	East Branch
County	Delaware
State	NY
Zip Code	13756

Amenities

View	Creek/Stream, Mountain(s), Water
Is Waterfront	Yes
Waterfront	Other

Interior

Appliances	Washer, Refrigerator, Range, Oven, Dryer, Dishwasher
Heating	Baseboard, Electric, Wood
Has Basement	Yes
Basement	Other

Fireplace	Yes
Fireplaces	Living Room, Wood Burning

Exterior

Exterior	Frame
Lot Description	Garden, Meadow, Pond On Lot, Wooded
Roof	Asphalt, Shingle
Construction	Frame
Foundation	Pillar/Post/Pier, Slab

School Information

District	Downsville Central Schools
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Additional Information

Date Listed	March 28th, 2024
Days on Market	98
Zoning	Res-1