

**House for Sale at
THREE ARROWS COOPERATIVE
11 Schaffer Lane, Putnam Valley, NY 10579**



The house is located on a hillside off a small lane without traffic. Fully winterized, with two private bedrooms, a sunroom, and an open concept great room for entertaining. It was built in 1948 as one of the community's original bungalows and retains rustic cabin charm, an open floor plan with cathedral ceilings, knotty pine interior cladding, four huge skylights, wood stove, cooks' kitchen with vintage chambers stove, and large 40 ft deck. The basement workshop is accessible with a walk out to a drivable gravel extension to the paved driveway. Extensive landscaping with stonewall terraces provides drainage and creates woodland garden terraces ready for planting. The mature trees on the forested lot provide shade in the summer and beautiful foliage in the autumn.

Asking Price: \$280,000 AND ACCEPTING OFFERS

- 851 square feet
- Two bedrooms
- One bathroom
- 40 ft long deck
- 4 Skylights
- Fully winterized with 6-inch insulation in walls and the roof
- Well and new pump (2023)
- Propane heat, and supplemental electric heat upstairs.
- 1960s Jotul cast iron wood stove
- New shiplap siding and paint
- Construction of stonewall terraces to redirect surface water and improve site drainage
- New gutters and drainage system
- Refinished floors (2023)
- Hot water heater, Energy star (2023)
- Liebherr refrigerator, Energy Star (2023)
- Fisher and Paykel dishwasher, Energy Star
- Vintage Chambers Stove, Model C, propane gas
- Miele 24" Ventless Electric Condenser Dryer
- Miele 24" Compact Front Load Washer

The Three Arrows Co-op, located in the picturesque Hudson Valley, was established in 1936. The Co-op is located on 125 acres of the beautiful Piano Mountain. Most of the 75 houses here are used as weekend and participation, and cooperative summer homes. Its members are committed to shared ownership, active management. As a member of Three Arrows, you will have use of the lake, ball field, tennis courts, community garden, and library. During the Summer season (May-September) there are many member-organized activities and classes. Some of these include yoga classes, arts & craft workshops, social gatherings, music events and cultural and educational programming. Three Arrows is located approximately one hour north of NYC.

To arrange a visit, please contact

Shan White (representing the owner of the house)

Phone: 845.656.2462

Email: eshanwhite@gmail.com

or

Rick Marcus (Three Arrows Sales Committee)

Email: ecmarcus@mac.com

Rick is happy to assist with information about the community and the Three Arrows sales process.









