



For
SALE
\$549,000

Norwich, NY
4718 sq ft
4 acres

REFINED ELEGANCE FOR JOIE DE VIVRE

6 BRs, 5 BA Chef's Kitchen, In-Ground Pool – THE Norwich Capstone

Fine homes generate energy that enlivens. This home is its own power-plant! No matter the room, hour, or season, joy abounds in this home. A story-book entrance, with cathedral ceiling, welcomes guests. An English-style living room, anchored by an elegant fireplace and grand bay windows overlooking the grounds and brick patio, quietly echoes with enumerable conversations shared through the years. A brilliant floorplan creates ideal traffic flow via pass-throughs to a formal dining room with portals to a cozy library and charming fireplace. Double-hinged doors access a casual tavern-styled dining room. As expected, the kitchen is the most popular spot, and this one handles the task gracefully with an 18 ft center isle (w/ bar sink & in-counter blender). Chefs play on one side while guests & prep cooks gather on the other--no mid-kitchen collisions here. An amazing, recessed stove supports a range hood venting a 5-burner WOLF range set in an elegant granite counter with hand-crafted white-glazed-tile backsplash. Butcherblock counters contrast nicely with numerous oak cabinets for copious storage. From the top-shelf light-banks to a dramatic tile floor, this cooking space satisfies even the most invested foodies!

Also on the 1st floor, are 3 bedrooms (1 currently a library), 2 full baths, a half bath, and endless closets. Upstairs, the majesty continues with 2 stately bedrooms and full bath on one end, an office and a vast master suite at the other. The master is entered via a hall library with dramatic high open-beam ceiling and walk-in closet (12x9). The high ceiling continues into the 30x20 ft grand bedroom - with yet another fireplace. A dedicated bath (17x8) offers dual sinks, private loo, shower, bidet, and soaking tub. Above the 2nd-floor is an attic w/5x11 ft cedar closet. *(continued next page)*

For more info and 360° tours, visit: <http://975cr10a.catskillcountryliving.com>





975 COUNTY RD 10A | Norwich, NY

(continued from previous page)

The expansive lower-level is unrivaled in its space and amenities- another fireplace in the media room, a wall of closets to shelter every board game known to man, a dedicated laundry, billiards room, 45x14 ft work shop, and 20x14 ft wine cave that les Confrérie des Chevaliers du Tastevin would love!

The 4-acre grounds (ringed by 200 acres of undeveloped private land) extend the enjoyment of the home. A heated in-ground pool, with new, incredibly durable gunite lining ('19), has a dedicated pool house with changing rooms and a fridge. The entire complex is encircled by a new bluestone patio and stunning landscaping. The extensive offering of out-buildings includes two detached garages (a 2-car with workshop, and 1-car drive-thru for tools & equipment), a chicken coop, and a unique clambake house with prop-up sides when weather calls for it.

Norwich is a hot bed of delectable delights! Many know the success of Chobani Yogurt, and fine chefs know Norwich Meadows Farms (supplier to NYC 5-star chefs), but you may not know Sigg's Icelandic skyr started at Norwich's Evan's Farmhouse Creamery. This home was ground zero for School House Kitchen, a condiments company whose products were found on the shelves of Dean & DeLuca and Whole Foods. What might be cookin' for you? Make this the start of something grand! Centrally located and just 3 hrs to the GWB and 2 hrs to Albany Airport.

Susan Muther & Hazen Reed
Licensed Realtors ®
607 746-3000
info@catskillcountryliving.com
94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

For more info and 360° tours, visit: <http://975cr10a.catskillcountryliving.com>





Susan Muther & Hazen Reed
Licensed Realtors ®
607 746-3000
info@catskillcountryliving.com
94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com



975 COUNTY RD 10A | Norwich, NY

FEATURES OVERVIEW full details at: <http://975cr10a.catskillcountryliving.com>

Price: \$549,000

Year Built: 1917

Bedrooms: 6+

Baths: 4 Full, 1 Half

Sq. Ft: 4,718

Lot Size: 4 acres

School Dist: Norwich City Schools

Town/County Tax: \$3284.29

School Tax: \$4332.66

Construction: Frame

Foundation: Poured Concrete

Flooring: Wood, Carpet, Tile

Insulation: Yes

Electric: 200 Amps, NYSEG

Heating/Cooling: Baseboard Hotwater, Oil
Heat 9 zones, Wood (4 fireplaces), Whole
House Generator

Windows: Pella

Hot Water: Oil

Water: Well

Sewer: Septic (2 tanks)

Siding: Vinyl

Roofing: Cedar Shake

Exterior Features: 2 Detached Garages (3 car spaces total), Paved Circular Driveway, Heated In-Ground Gunite Pool, Poolhouse (w/ changing rooms and fridge), Porch, Brick Patio, Clambake House (w/ Prop-up Sides), Chicken Coop, Organic Gardens/Landscaping

Interior Features: Cathedral Ceiling, Ceiling Fans, High Speed Cable, Kitchen Isle/Bar (18' ft long w/ sink & built-in blender), Open Beam Ceiling, Skylights, Recessed Lighting, Walk-in Closet, Custom Built-ins, Wet Bar and Glassware Closet, Cedar Closet, Whole-House Dehumidifier, 2 Staircases to 2nd floor, 4 Fireplaces, Wine Cellar, 3-floor Laundry Chute

Appliances: Dishwasher, 5-burner Wolf Range, Oven, Refrigerator, Microwave, High-Velocity Exhaust Fan/Hood, Washer, Dryer, Trash Compactor, Freezer

Add'l Rooms: Family Room, Living Room, Large Foyer, Entry Hall, Main Floor Hallway w/ Bar, Laundry Room, Kitchen, Dining Room, Library, Billiards Room, Media/Card Room, Workshop, Utility Room, Wine Cellar, Office/7th Bedroom



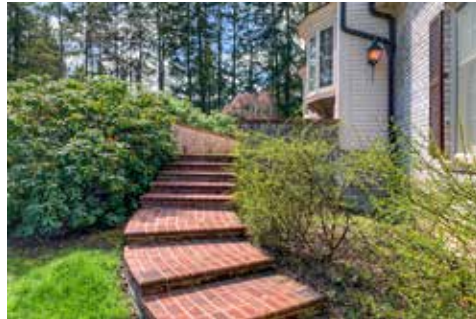
Susan Muther & Hazen Reed
 Licensed Realtors ®
 607 746-3000
info@catskillcountryliving.com
 94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

975 COUNTY RD 10A | Norwich, NY

ADDITIONAL PHOTOS





Susan Muther & Hazen Reed
 Licensed Realtors ®
 607 746-3000
info@catskillcountryliving.com
 94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

975 COUNTY RD 10A | Norwich, NY

ADDITIONAL PHOTOS





Susan Muther & Hazen Reed
Licensed Realtors ®
607 746-3000
info@catskillcountryliving.com
94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

975 COUNTY RD 10A | Norwich, NY

ADDITIONAL PHOTOS





Susan Muther & Hazen Reed
 Licensed Realtors ®
 607 746-3000
info@catskillcountryliving.com
 94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

975 COUNTY RD 10A | Norwich, NY

ADDITIONAL PHOTOS





Susan Muther & Hazen Reed
 Licensed Realtors ®
 607 746-3000
info@catskillcountryliving.com
 94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

975 COUNTY RD 10A | Norwich, NY

ADDITIONAL PHOTOS





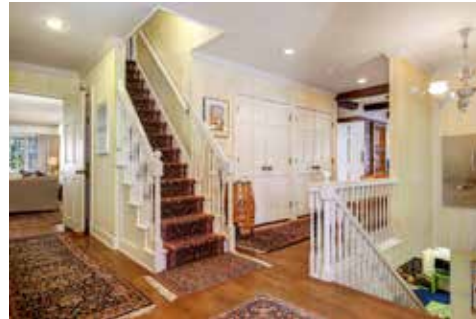
Susan Muther & Hazen Reed
 Licensed Realtors ®
 607 746-3000
info@catskillcountryliving.com
 94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

975 COUNTY RD 10A | Norwich, NY

ADDITIONAL PHOTOS





Susan Muther & Hazen Reed
 Licensed Realtors ®
 607 746-3000
info@catskillcountryliving.com
 94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

975 COUNTY RD 10A | Norwich, NY

ADDITIONAL PHOTOS





Susan Muther & Hazen Reed
Licensed Realtors ®
607 746-3000
info@catskillcountryliving.com
94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

975 COUNTY RD 10A | Norwich, NY

ADDITIONAL PHOTOS





Susan Muther & Hazen Reed
 Licensed Realtors ®
 607 746-3000
info@catskillcountryliving.com
 94 Main St. Delhi, NY

visit us online at:

CatskillCountryLiving.com

975 COUNTY RD 10A | Norwich, NY

ADDITIONAL PHOTOS

