



The River View Inn

2182 Old Route 17, Roscoe

Asking: \$1,499,000

17 Bedrooms | 6 Bathrooms

7,464 Ft.² | 75 Acres

Monthly Taxes: \$1,086

Introducing the River View Inn, a 75 acre haven in the heart of Roscoe. Boasting over one thousand feet along the Beaverkill River, a world renowned fly fishing mecca, this historic property spawns the opportunity to create a lucrative anglers paradise or idyllic homestead B&B compound. The estate is comprised of two buildings, a large 15 Bd. manor house and a secluded 2 Bd. "time-capsule" 80's villa with a separate driveway. The gently sloping property grounds were meticulously maintained for generations as a natural birding sanctuary and family retreat. Property amenities include a seasonal pond, vegetable garden, storage sheds and chicken coops. The development potential is as vast as the Catskill sky with a subdivision map already drafted for multiple river front homes. Enjoy close proximity to the popular Prohibition Distillery, Roscoe Mountain Country Club, and the storied Roscoe Diner. Come reel in the catch of a lifetime by securing and reviving this iconic Catskills treasure.



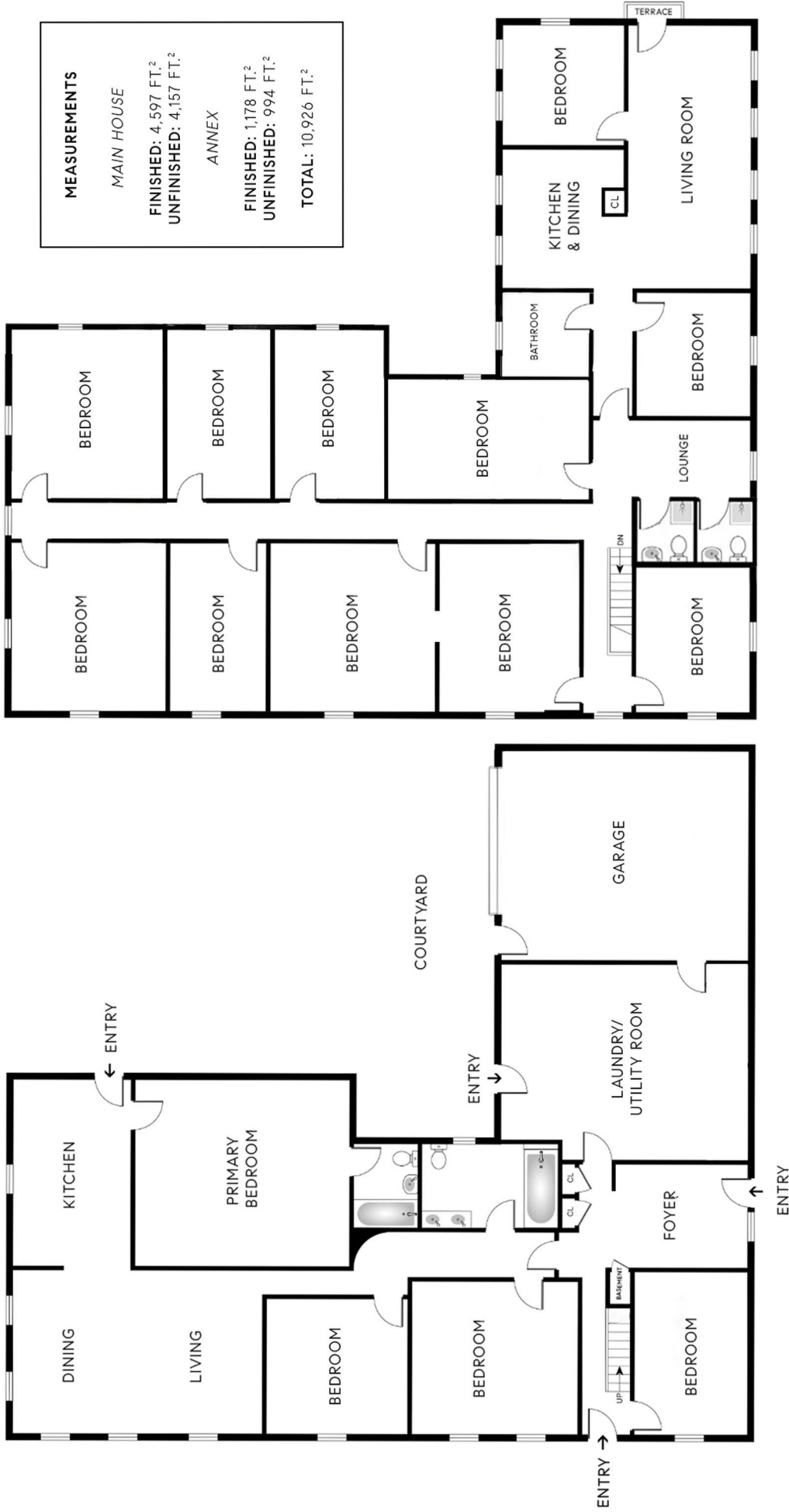
Owen Boller
Broker

Office: 212.791.9833
Cell: 914.893.4994

email: owen@boller.properties

www.boller.properties

OLLER
PROPERTIES



2182 OLD ROUTE 17 ROSCOE, NY 12776

BOJLER
 PROPERTIES

ALL INFORMATION CONTAINED HEREIN (INCLUDING WITHOUT LIMITATION SQUARE FOOTAGE MEASUREMENTS) IS APPROXIMATE AND SHOULD BE INDEPENDENTLY VERIFIED. SCALE IN FEET. INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.