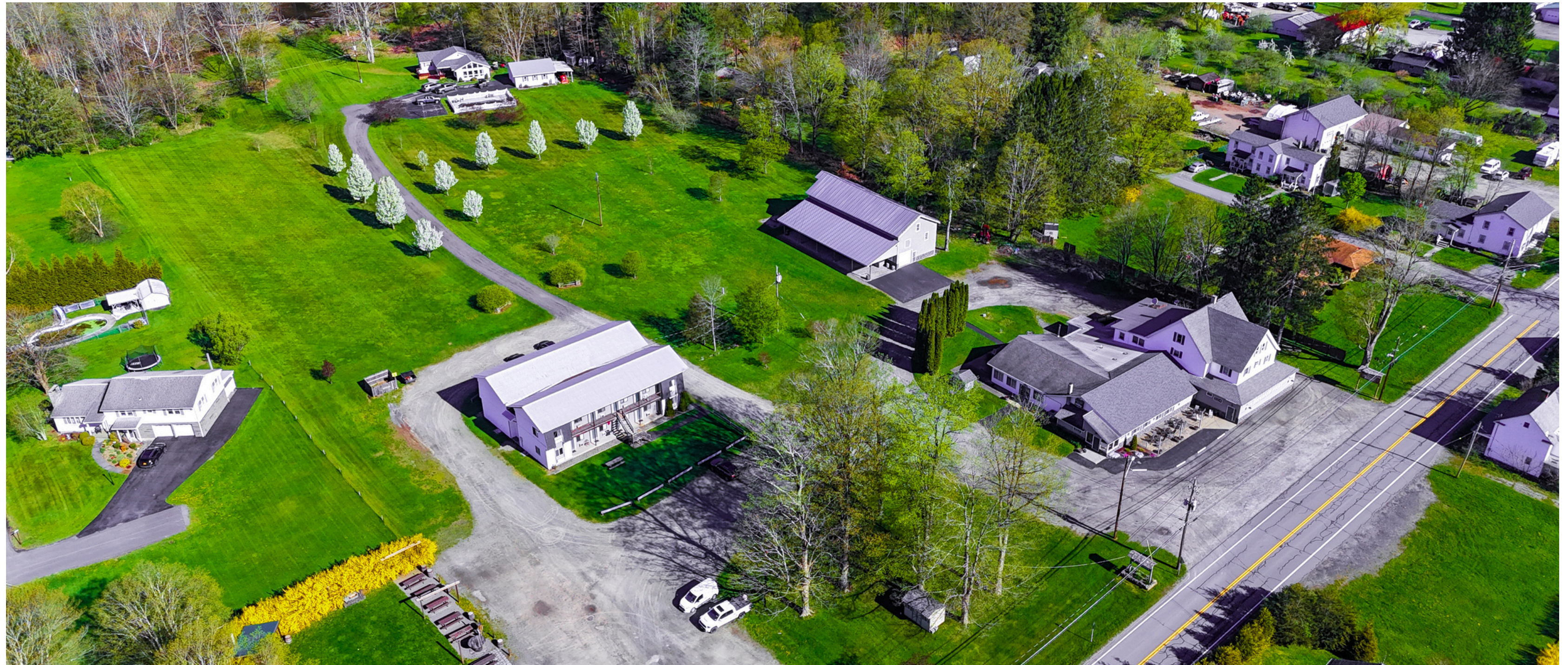


# *THE ROCKLAND HOUSE*



153 Rockland Road | Roscoe, NY 12776

Asking: \$4,290,000





# THE PORTFOLIO

## Overall Details

Year Established - 1865

- 23-unit motel
- 3 bed 2 bath single family chalet
- 80x30 Post and Beam Barn
- Restaurant and Taproom,  
Seating 220+ persons
- Acres - 11+ acres
- Beaverkill Riverfront

Town Taxes: \$16,294

School Taxes: \$11,725







# *INTRODUCING* **THE ROCKLAND HOUSE**

The Rockland House is a historic, generational business in the area that is the go to establishment for large gatherings, groups and events. Noted as the finest steakhouse in the area the prime rib never disappoints and the nightlife is a surefire good time.



159 Rockland Road, Roscoe NY





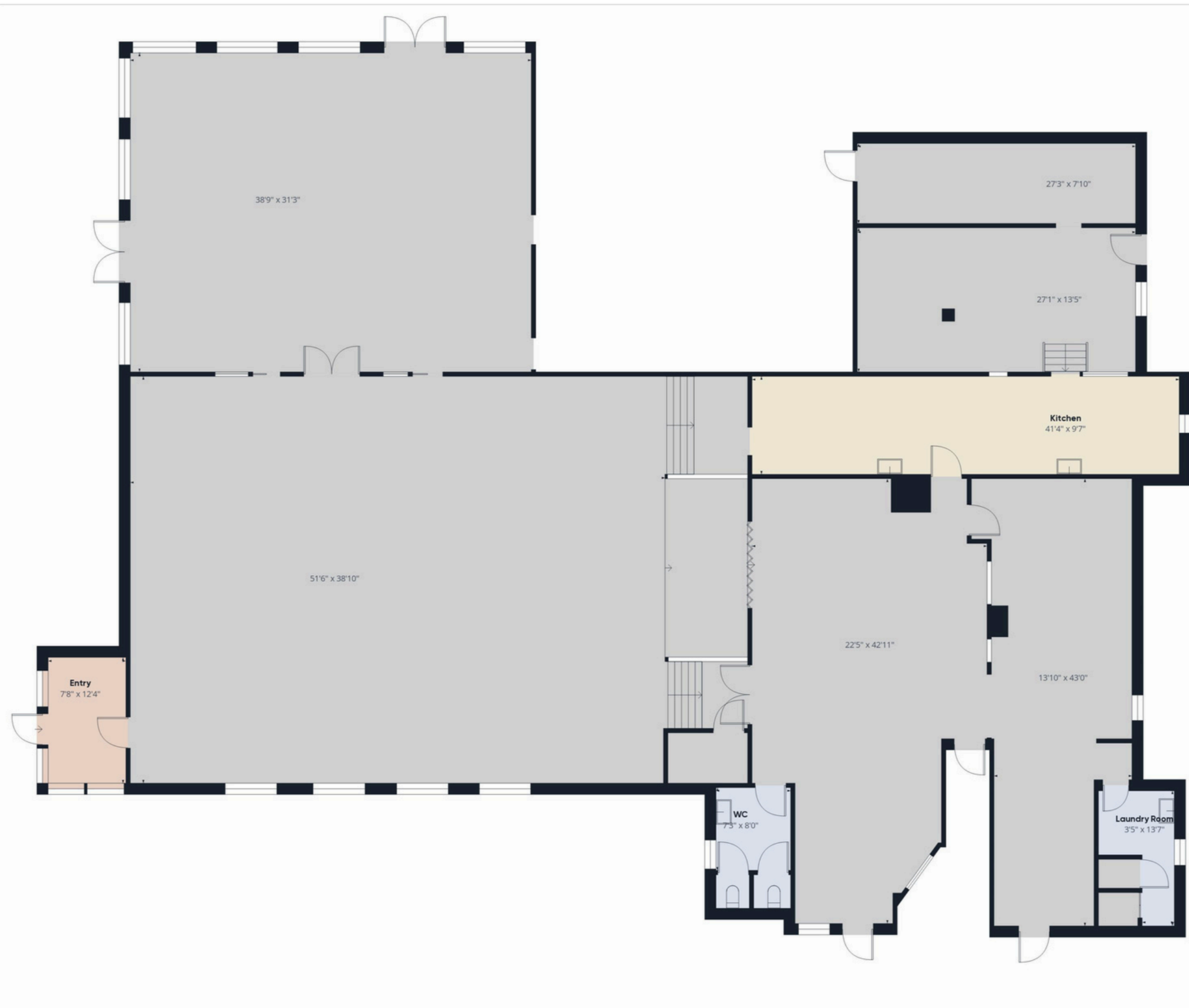
# THE RESTAURANT



- Seating for 220+ persons
- Two Dining Room,  
Great for Private Events



# THE FLOOR PLAN





# THE BARN



The 80x30 with original Post and Beam construction barn with a first and second floor is aching for a restoration! The outdoor pavilion and yard is excellent for outdoor entertainment.

# THE MOTEL



The 23-unit onsite motel is often functioning at capacity and is ideal for onsite accommodations for parties and events.





# THE SURROUNDINGS

Located on the western border of the Catskill Park, Roscoe, NY is affectionately referred to as Trout Town, USA; when you hook a wild rainbow trout you'll understand why.



The Beaverkill River is an exceptional blue-ribbon trout stream and it runs right through this property!



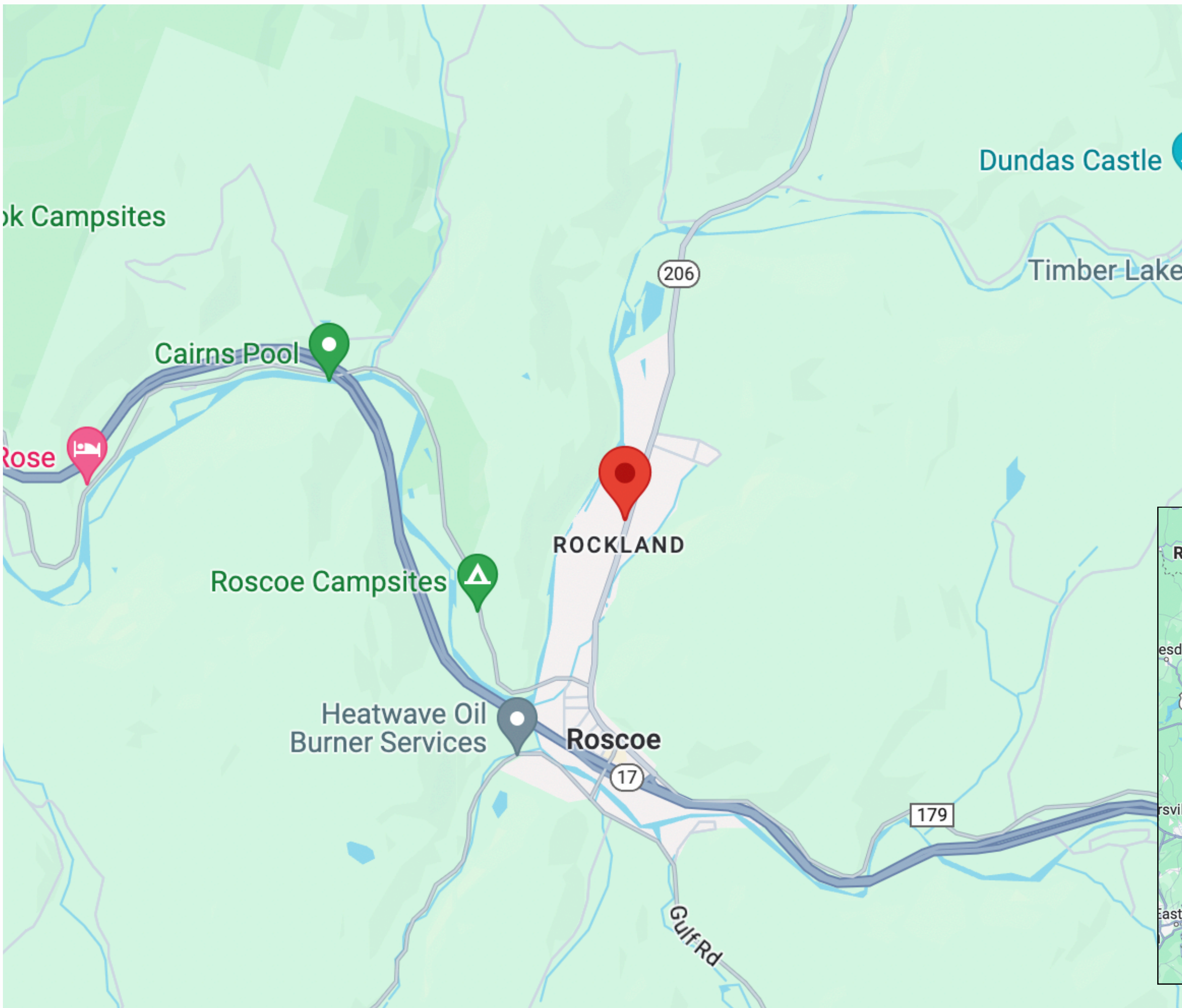


# EVENTS / DINNERS HOSTED

- Roscoe-Rockland Fire Dept.
- Grahamsville Fire Dept
- Fly Tiers Rendezvous
- Liberty House Fire Dept.
- Angelers Reunion
- Ladies Auxi.
- National Wild Turkey De.
- Two-Headed Trout Dinner
- Livingston Manor Ambulance
- Catskill Fly Center
- Debruce Fly Club
- Liberty School Retirement
- Sullivan West Retirement
- RCS Class Reunion
- Callicoon Coop.
- Delaware Valley Hospital
- Kiwanis Senior Dinner
- Livingston Manor Retirement
- Livingston Manor Class Reunion
- Conservative Party
- Senior Softball End of Year
- SC Sportsman Federation
- Mike Schiff Fund Raiser
- Audoban Society
- Catskill Car Club
- SC Farm Bureau
- SC Historical Society
- SC Realators
- Walton Hospital
- Roscoe-Rockland Senior Citizens
- Old Bastard's Holiday Party
- Party People
- Cooks Falls FD
- Tri-Valley Class Reunion
- Retirements - Teachers Co's
- North Branch Fire Department
- Livingston Manor Fire Dept.
- Rehearsal dinners
- Benefit dinners
- Christmas Parties
- Antique Car Club
- Antique Tractor Club
- Coach Ahart fundraiser
- Baby showers
- Birthday parties
- Bridal showers
- Jeff Bank Christmas Party
- Woodbourne Fire Department
- SC Chamber Bingo
- weddings (indoor/outdoor)



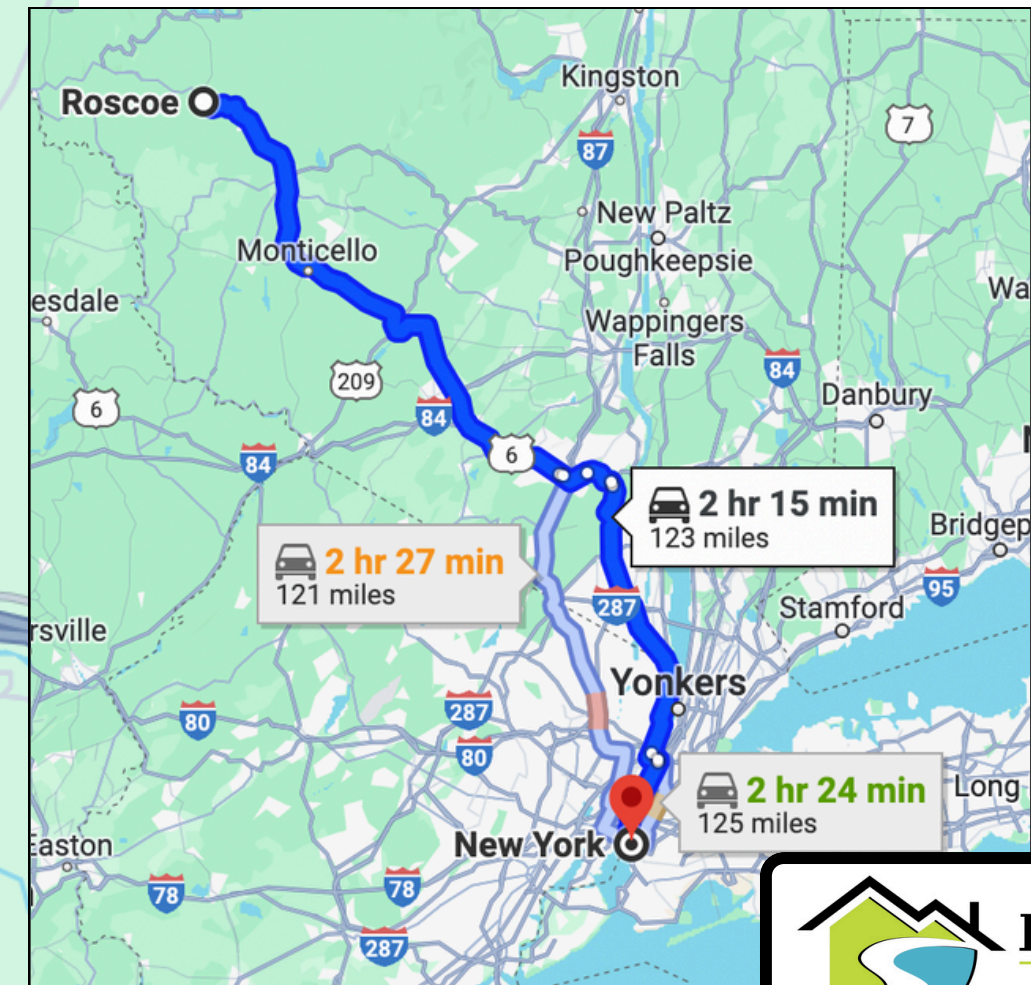




# LOCATION

Located in the foothills of the Catskill Mountains at the junction of two world famous trout streams; The Beaverkill and Willowemoc.

Only a short 2/2.5 hour drive to NYC and Albany







## CONTACT US

**E-mail** [travis@landandwaterrealty.com](mailto:travis@landandwaterrealty.com)  
**Website** landandwaterrealty.com  
**Phone** 607.290.4114  
**Address** 1974 Old Route 17  
P.O. 411  
Roscoe, NY 12776

