



## **The Catskills**

**4 Berne Court/Davos**  
**Woodridge, NY**  
**\$194,500**



As the story goes, prior to Davos, this spacious single family was one of the seven existing single families in the area. This is 4 Berne Court in Davos, Woodridge, at the corner of Laussane and Berne Court, minutes form Rt 17 (exit 109).

This is a very solid property. It sits on an actual concrete foundation, offers very spacious rooms, and every area of the house has had either work done or has been renovated. (Please refer to the attached list of renovations and photographs.)

The second and third levels of this home offer +/- 1,400 Sq Ft. The finished lower level, possibly offers an additional +/- 700 Sq Ft. The lower level has been completely gutted and renovated in 1998 and 1999, and offers a master suite bedroom, a beautiful bath, a laundry and a large family room with french doors that lead to a beautiful back lawn. This floor is very bright, has a pleasant monochromatic tile bath, and lovely, wide plank pine floors. This is a perfect space for an in-law suite.

The second and third levels offer very large rooms with many windows, oak floors, and most of the newer walls were installed in 1999. The open living-area on the second level runs at the entire length of the property, has an insert wood stove, and accesses an oversized deck. The ample formal dining room was an addition to the original structure of the house and has french doors that lead to the garden in the front of the house. This is an ideal room for an in-house office with its private side entrance.

The third level is gorgeous; Light pours in through the newer floor to ceiling windows, and there are two additional bedrooms, a landing area, and an upgraded tile bath on this level.

Woodridge Davos was first a ski resort. It is near many golf courses, within +/- 25 minute drive to the Bethel Arts Performing Center, the Historic town of Callicoon, and probably 90 minutes to New York City. It is also within close proximity to Monticello (+/- 7 miles) and 25 miles to Middletown.

- Levels: 3
- Living Area: +/- 2,400 sq ft. (with the finished lower level of +/- 700 sq ft.)
- 3-4 Bedrooms / 2.5 Baths / Kitchen / Family Room / Living Room / Formal Dining Room
- Exterior: Cedar Clapboard

**Please Call**  
**Elvera Fanfa**  
**(617) 501-2557**

- 2010 Taxes: \$4,730 (reflects real estate and school taxes)
- Electric: 200 Amps
- Heating: Forced hot water by propane gas
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## List of Improvements

### 1998

- Forced Hot Water Heating System by Propane Gas installed
- New Hot Water Tank
- Removed and replaced paneling with new Sheetrock Walls on all 3 floors
- Replaced Insulation where needed
- Installed Double Pane Window in the living area
- Replaced all Interior Moldings with Wood, Victorian Style, Moldings
- Replaced all Doors on 2<sup>nd</sup> and 3<sup>rd</sup> level with Solid, Wood, Panel doors
- New Light Fixtures throughout
- Installed new Wood Railing and Banisters on Main Staircase

### 1999

- Painted all 3 floors and all Wood Moldings

### 2000-2003

- Formal Dining Room dropped Ceiling replaced with a Plaster Ceiling
- Work done to previous Dining-room Flat Roof
- Shed work done
- Miscellaneous small improvements to Deck and Exterior of the house
- Entrance Foyer Tiled
- Four or five rotted mature trees cut by professional company
- New Trellis made for Front Lawn, Bushes Planted
- Heat Monitor Installed
- New Hot Water Tank Installed with Warranty
- Stainless Steel Refrigerator Bought
- Formal Dining Room Carpet Replaced with Maple Wood Floors (2004)

### 2007-2009

- Repainted Rooms on 2<sup>nd</sup> level, Interior Staircase Area, and 3<sup>rd</sup> floor Bathroom
- Stained Main Deck
- Gardening Maintenance

### 2005-2006

#### **Exterior Work Done**

- Removed felt paper and Sheathing, Installed OSB Plywood and Wrapped Building in Tyvek
- Installed 6" Prime Cedar Clapboard to Exterior
- Installed a Hip Roof over Formal Dining Room
- Installed New Gable Roof over Main Entrance
- Installed New Entrance Door
- Installed Transient over Main Entrance
- Replaced Exterior steps in the Front Entrance
- Reframed Walls and installed 6 New Windows
- Raised and Installed 4 patio, French Doors
- Porch on the 3<sup>rd</sup> floor redone (off master bedroom)
- Installed Moldings to new Doors and Windows
- 3<sup>rd</sup> level Bathroom Gutted, Plastered and Moldings Replaced
- Pressure Washed the Main Deck
- Stained Exterior Clapboard, Painted all Exterior Moldings and Windows

**All finished exterior and interior work done after 2005 was done by contractor, Frank Emmens,**

highly recommended to me by a local NY attorney.

Contractor: Frank Emmens  
Swan Lake, NY Cell: (845) 866-3278 Home: (845) 292-9076

## 4 Berne Court – Current Exterior



**Renovations done by Frank Emmens (845) 866-3278**

## **BEFORE**



# Entry Level or 2<sup>nd</sup> level

NOW



*Before*



# Third Level

NOW

*Before*



# Lower Level

NOW

