

THE CATSKILL PROJECT

PROPERTY HIGHLIGHTS

11 homes situated on 90 acres of stunning topography including forest, meadows, and wetlands, just 1 hour and 45 minutes from The George Washington Bridge

Each home situated on its own three to six-acre lot of private woodlands

Boundless backyard consisting of over 40 acres of stunning landscape, accessible via a network of hiking trails to waterfalls, streams, ponds, and a viewing deck to savor the outdoors

A surrounding area featuring thousands of acres of Forever Wild forest land, anchored by the vibrant village communities of Livingston Manor, Callicoon, Narrowsburg and Roscoe

The first carbon-neutral community in the region, offering fossil-fuel free, all electric living, with net-zero energy consumption annually, marrying Passive House design with renewable solar



HIKING



BIRDING



FISHING



VISTAS



WATERFALLS



VIEWING
DECKS

HOME FEATURES

Each home exterior features native hemlock timber siding with black locust timber building skirt, and a standing-seam metal roof, available in various colorways

High-performance, energy-efficient triple glazed tilt/turn wood aluminum-clad windows, available in various colorways

Custom exterior shade fins on windows control and optimize solar gain across all four seasons

High-efficiency, cold-climate, air-source heat pump system provides complete year-round control of heating and cooling for ultimate comfort

Poured concrete flooring on main level and wide-plank wood flooring on second floor

Baldwin door hardware throughout

Dedicated laundry room with Whirlpool Energystar washer and dryer

Dimmable, recessed LED lighting

Double-height, light drenched living space

Dedicated home office/flexible space

Upper roof deck with cedar decking and metal cable railing

Ample storage throughout

SUSTAINABILITY FEATURES

Passive House design optimizes building durability, thermal comfort and air quality

Triple-glazed windows, airtight construction, and superior insulation allow for a 75-90% reduction in annual heating and cooling

On-site solar panels or community solar subscription.

Continuous air barrier ensures that the loss of heated or air-conditioned air is an absolute minimum, an improvement of 400% versus a typical home

Energy Recovery Ventilator (ERV) constantly supplies the home with filtered, fresh air by transferring

temperature and humidity to the new air with 86% efficiency

Thermal bridge-free construction minimizes energy transfer between the home interior and outdoors, optimizing building performance and thermal comfort

Fossil-fuel free living with all-electric Energystar appliances, including GE Profile induction range

Strategic placement and orientation of every home for optimized solar gain

Kitchen counters composed of recycled pulp derived from sustainably harvested trees

KITCHEN FEATURES

Custom cabinetry in finished oak, featuring a floating island with breakfast bar

Floating upper shelves with ceramic tile backsplash, available in various colorways

Richlite Black Diamond countertops, naturally antimicrobial and heat-resistant up to 350 degrees

All-electric GE Profile appliance package including:

- 30" induction range
- 36" hood
- 30" refrigerator/freezer
- 24" dishwasher

BATHROOM FEATURES

All bathrooms feature Kohler fixtures, hardware and toilets, porcelain floor tile, and recessed medicine cabinets

Primary Bathroom

- Glass enclosed shower
- Double vanity in Primary baths
- Nemo Bond Ceramic wall tile
- Soaking tub

Secondary Bathroom

- Herringbone pattern ceramic wall tile
- Soaking tub with shower
- Floating vanity by Duravit

Powder Room

- Certified climate neutral wall tile by Fireclay
- Vanity by MTI
- Polished concrete floor