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Matterport Property Report

1685 Dry Brook Rd | Architect-Designed Restored Farmhouse

Indoor Scanned Area 3,019 sq. ft.

Sizes and dimensions are approximate; actual may vary

Description

Set on roughly five acres with a creek flowing past the front porch and a wooded hillside behind, this late-nineteenth-century farmhouse borders more than 188 acres of protected New York City watershed land. Renovated by architect Neil Logan, it pairs preserved character with modern building science. Cedar clapboards finished in black linseed oil sit beneath a standing-seam metal roof, covered porches wrap two sides, and a south-facing deck completes the footprint. Original windows, doors, and flooring were retained, while the structure was rebuilt from the ground up with a new poured concrete foundation, framing, septic, plumbing, and spray-foam insulation.

Geothermal heating and air conditioning run with no fossil fuels, and a 65-panel solar carport array feeds the grid-tied 200-amp service.

Inside, aligned openings create sightlines from room to room, and marine plywood clads the ceilings and exterior walls. Highlights include stair treads with hidden storage, a perimeter kitchen with oak floor and stainless countertop with integrated sink, dining room access to two porches, and a living room with pine floors and a Hearthstone soapstone wood stove. The first-floor full bath features a soaking tub, Kohler fixtures, and a Duravit sink. Upstairs are an office and reading nook with its own wood stove, a window seat, two bedrooms, and a primary suite with en suite bath and soaking tub. The four-level square barn keeps its original timber frame, with a ground-floor garage, poured concrete floor, and pass-through doors. Insulated studio floors with wide-plank floors and exposed beams rise around a center staircase to a mezzanine and private fourth-floor office, ready for art, yoga, music, or gatherings. Terraced gardens, a wraparound porch within earshot of the creek, and a forested backdrop you will never have to maintain complete this rare Catskills property.

Indoor Dimensions

Room	Dimensions	Ceiling Height	Net Floor Area	Gross Floor Area	Floor
Floor 1	–	–	845 sq. ft.	924 sq. ft.	–
Other	N/A	6' 7"	845 sq. ft.	924 sq. ft.	Floor 1
Floor 2	–	–	920 sq. ft.	1,049 sq. ft.	–
Other	N/A	8' 2"	307 sq. ft.	353 sq. ft.	Floor 2
Other	13' 1" × 23' 0"	8' 1"	301 sq. ft.	336 sq. ft.	Floor 2
Other	13' 9" × 16' 11"	8' 1"	234 sq. ft.	258 sq. ft.	Floor 2
Other	8' 10" × 4' 8"	8' 2"	41 sq. ft.	52 sq. ft.	Floor 2

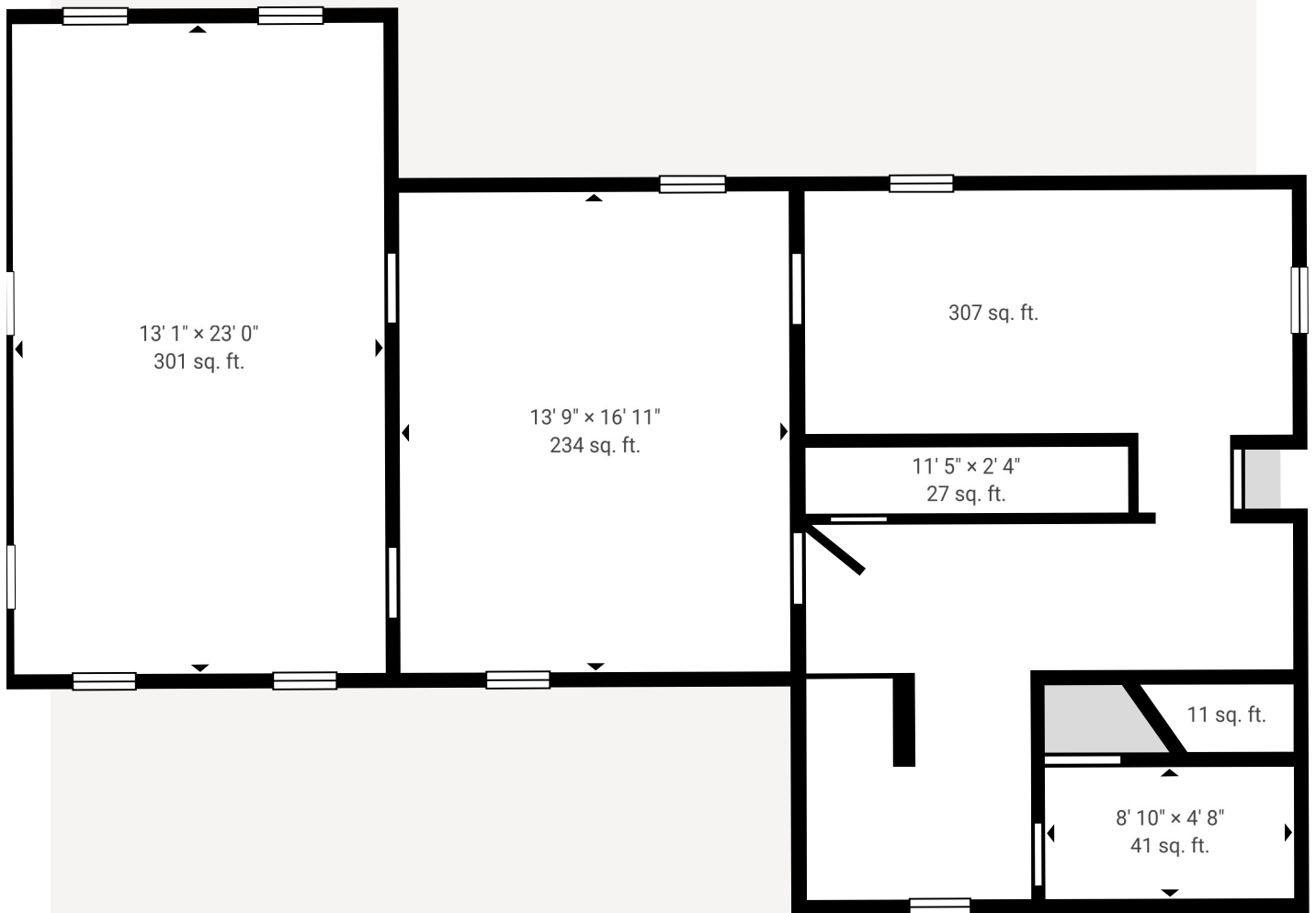
Other	11' 5" × 2' 4"	8' 2"	27 sq. ft.	35 sq. ft.	Floor 2
Other	N/A	8' 1"	11 sq. ft.	16 sq. ft.	Floor 2
Floor 3	–	–	915 sq. ft.	1,046 sq. ft.	–
Other	16' 11" × 13' 1"	7' 3"	222 sq. ft.	249 sq. ft.	Floor 3
Other	13' 5" × 16' 9"	7' 0"	225 sq. ft.	249 sq. ft.	Floor 3
Other	16' 11" × 11' 6"	7' 3"	189 sq. ft.	214 sq. ft.	Floor 3
Other	13' 6" × 11' 7"	7' 2"	157 sq. ft.	173 sq. ft.	Floor 3
Other	13' 6" × 5' 0"	7' 3"	53 sq. ft.	69 sq. ft.	Floor 3
Other	10' 3" × 5' 6"	Up to 6' 11"	56 sq. ft.	73 sq. ft.	Floor 3
Other	2' 4" × 5' 6"	Up to 6' 9"	13 sq. ft.	20 sq. ft.	Floor 3
Indoor Property Totals	–	–	2,681 sq. ft.	3,019 sq. ft.	–

Layout

Floor 1

845 sq. ft.

Floor 2



Floor 3

