



Sitting on five-and-a-half acres with amazing views of the Catskill Mountains, Ranch 1 is the first in its series and sold in 2009.

Catskill Farms: Dream Homes on Demand

Spring is a great time for Manhattanites to get out of the City, explore the Catskills and find a dream second home.

Catskill Farms designs and builds new single-family homes that are customized for buyers, specializing in merging the historic feel of properties in Sullivan and Ulster Counties while providing the most modern amenities.

Charles Petersheim founded the company in 2003 after working with families who were renovating their old homes pursuing what he refers to as a "this old house fantasy."

"I saw that the challenge was greater than they understood or appreciated," the former Manhattan resident says. "So we thought we would build a 'house that works' that accurately and intimately parallels the emotional and architectural feedback that an old house provides."

Since then, the company has completed more than 100 homes with \$32 million in sales. Homes range from around \$300,000 to \$500,000, starting at 1,300 square feet on five acres of land. Prices have stayed stable, with slight increases due to additional features like security systems, surround sound speakers and on-demand hot water.

The majority of Catskill Farms' homeowners are metropolitan professionals from Manhattan and Brooklyn, with an increasing number coming from New Jersey, Westchester and Connecticut.

By using classic materials like cedar, local stone, plank walls and ceilings, the company not only emulated older neighbors, but exceeded them with energy efficient utilities and features.

"We also use salvaged barn beams, locally harvested blue stone and reclaimed metal roofing materials," Petersheim says.

All homes feature high-efficiency heating systems, and on-demand water heaters that eliminate the wasted energy of storage water heaters.

"We have small footprints, which keeps the impact low; we use very enhanced soy-based insulation, which results in energy savings of 50 percent; we use on-demand hot water heaters so zero energy is being used to store hot water (especially nice on a weekend home where it's not being used that frequently), and we use high-efficiency gas boilers," he explains.

Petersheim adds that the scenic Sullivan and Ulster counties provide the perfect backdrop for those who want a break from hectic City life.

"These localities provide privacy without isolation," he says. "Their close proximity to New York City allows homeowners to come up for a weekend after a stressful week in the City and have some 'downtime.'"

And, perhaps, best of all, you can get a lot for your money in both areas.

For more information about Catskill Farms, contact 845-557-3600 or www.thecatskillfarms.com