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at home with metro

A vacation home within your reach

► Catskill Farms builds and sells modern Upstate New York getaways in the style of turn-of-the-century architecture ► It's a 'one-stop shop to build your weekend retreat' ► Modern touches meet fireplaces

Catskill Farms is not a place, it's an idea. Let's call it the anti-Hamptons ideal that Charles Petersheim began a decade ago after he moved from Manhattan to the Catskills and started renovating old houses for holiday homemakers who had what he calls a "This Old House" fantasy.

"Often they bought places with the idea of fixing them up and having a retreat," says Petersheim. "They found that became a nightmare of trying to find good people to do the work and spent more time

stressing than relaxing."

In 2002, he started doing new-build homes and formed Catskill Farms as, "one-stop shopping to build your weekend retreat," he says. "I've spent enough time now with these older homes that it's beyond imitation. We honor the regional and historical design values of the Catskills. We're a sort of Upstate home-building concierge service," says the Lancaster, Pa., native.

Petersheim now sells about \$6 million worth of homes a year with an average price of

\$320,000. He both builds houses independently and works collaboratively with buyers to provide a personalized retreat. Authentic features such as recycled radiators, repurposed wood and fireplaces sit alongside high-efficiency heating systems, stainless steel appliances and other modern touches. Best of all, these houses are affordable, ranging from \$180,000 to \$625,000, and are year-round getaways.

"Winter is the best up here," coos Petersheim. "You get your fire going. These houses are su-



► Cottage 28, one of Catskill Farms' properties recently sold for \$345,000. The charming 1,276-square-foot home has a covered porch.

Buy now

A three-bed, two-bath, farmhouse-style home located between Saugerties and Woodstock, N.Y., sits on three fern-covered acres and is bordered on three sides by stone walls. It has 1,600 square feet of living space with wide plank wood floors, a wood burning fireplace and in-wall audio speakers throughout. Listing



price: \$395,000.
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per-insulated. It's so cozy."

Petersheim's customers are mostly New Yorkers, many in nontraditional professions. "They're artists, musicians and actors," he says. "People who love the city and the country and want to be in both."

Where they don't want to be is networking in the Hamptons. "People come here to stop. It's a true respite."

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