

## Listing #1



### Swanswick on Otsego Lake

25.8 Surveyed Acres | 652 Feet of Private Lake Front

8 Beds, 5.1 Baths, 6,000 SF Lakehouse | 6,000 SF Custom Barn



## 158 Swanswick Lane, Cooperstown, NY 13326

List Price	\$2,900,000 on 09/10/2022
Status	Active for Sale
Listing ID	11106606
Property Type	Residential
County	Otsego
Township	Springfield
School	CHERRY VALLEY-SPRINGFIELD CENTRAL SCHOOL DISTRICT
Total Tax	\$37,953
Tax ID	<a href="#">40.00-1-40.01</a>

Swanswick - an historic Otsego Lake estate welcomes you! Historic charm and modern convenience pair perfectly in this gorgeous private lakefront estate. A lush landscape of 25.8 rolling acres surrounds the main house, constructed c1790 and meticulously restored for modern comfort without sacrificing its original grandeur. Towering shade trees, manicured lawns, mature flower gardens, Clarke Pond, and Cripple Creek welcome upon approach. The enchanting interior of the 6,000 square foot main house is comprised of 8 bedrooms, 5 full baths, and 1 half bath across 3 floors of gracious living space. The enchanting interior features 6/6 windows, built-ins, three grand fireplaces, original hardwood floors, lines of fine trim and finishes that marry historic style with pure luxury. The elegant main living room features crown moldings, fireplace, and custom hand painted wallpaper from China. Master suite with remodeled bathroom, and walk-in closet, en suite guest bedroom, library with fireplace and 1800s skylight, lakeview living room with patio, Dining Room - formerly the children's dining room with bar, glassed fronted cabinets, modern fully applianced kitchen with Aga stove, marble countertops and backsplash, mudroom - laundry - pantry; front and back staircases, and multiple French doors to outside patios and sitting areas. Upstairs are a classic library with glass fronted bookcases, two bedrooms with a shared bath, plus the servant's quarters with two bedrooms, full bath, and storage. The lower level of this wonderful property has a hallway with stone floors, two bedrooms, full bath, and a half bath, a great room with built-in shelves and cupboards, plus a light filled potting room with easy access to the outside gardens and lawn. The main house offers a detached four-car garage. 200-amp electric service, generator connection, two septic systems, drilled well and fresh lake water systems. Across Clarke Pond sits the car collector's dream - a 6,000 SF modern custom garage, designed by Hans deWaal, and built by Ralph J. Morely, Inc. The main room (38x40) has high ceilings with double bay doors, space for four cars; two - four-car garage wings, one with concrete epoxy floors, and built-in bench and cabinets, the other with half bath, laundry, wine storage, mechanicals room, and insulated heated car wash bay. 40' drive through boat garage, or space for two cars. The barn provides ideal guest accommodations, caretaker quarters, or seasonal rental opportunity (e.g. Airbnb) in the apartment. Kitchen with wood cabinets, cherry counters, enamel sink, great room, full bath with built-ins, and large living space/bedroom could be converted to two bedrooms. Radiant floor heat, 200-amp electric service, generator connection raised bed septic, drilled well. Freestanding 20x40 four-car garage. Owning an historic lakefront property is truly a unique experience, now is your chance to own and steward Swanswick with endless views overlooking Otsego Lake. This coupled with the opportunity to experience The Glimmerglass Festival, Otsego Golf Course, The National Baseball Hall of Fame and Museum, Fenimore Art Museum, The Farmers' Museum, Clark Sports Center, The Otsego Resort Hotel and Leatherstocking Golf Course, Brewery Ommegang, fine shops, restaurants. High speed Internet. Easy access to Cooperstown, Utica, Albany, US 20, and NYS Thruway. 3.5 hours to New York City.

### Property Details

- 8 Total Bedrooms
- 5 Full Baths
- 1 Half Bath
- 6000 SF
- 25.87 Acres
- Built in 1790
- 2 Stories
- Available 9/10/2022
- Mansion Style
- Full Basement
- Lower Level: Finished, Walk Out
- 2 Lower Level Bedrooms
- 1 Lower Level Bathroom

### Interior Features

- Eat-In Kitchen
- Granite Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Washer
- Dryer
- Hardwood Flooring
- Stone Flooring
- 20 Rooms
- Entry Foyer
- Living Room
- Dining Room
- Family Room
- Formal Room
- Den/Office
- Study
- Master Bedroom
- en Suite Bathroom
- Walk-in Closet
- Library
- Kitchen
- Breakfast
- Laundry
- Private Guestroom
- First Floor Master
- First Floor Bathroom
- 3 Fireplaces
- Hot Water
- Radiant
- Steam Radiators
- Oil Fuel
- Central A/C
- 200 Amps

### Exterior Features

- Post and Beam Construction
- Wood Siding
- Asphalt Shingles Roof
- Detached Garage
- 22 Garage Spaces
- Private Septic
- Deck
- Patio
- Fence
- Open Porch
- Covered Porch
- Room For Pool
- Room For Tennis
- Golf
- Driveway
- Survey
- Trees
- Utilities
- Barn
- Guest House
- Water View
- Pond View
- Lake View
- Creek View
- Mountain View
- Wooded View
- Private View
- Scenic View
- Pond Waterfront
- Creek Waterfront
- Lake Waterfront
- Dock Waterfront
- Water Frontage: 652' Lake Front

### Taxes and Fees

- Tax Year 2022

Listing data is deemed reliable but is NOT guaranteed accurate.

### Presented By

**Patricia Bensen-Ashley, ASHLEY CONNOR REALTY** 607-547-4045 [info@ashleyconnorrealty.com](mailto:info@ashleyconnorrealty.com)

# Swanswick – 230 Years of Fine Living on Otsego Lake

158 SWANSWICK LANE, COOPERSTOWN, NY 13326



Swanswick – an historic Otsego Lake estate welcomes you! Historic charm and modern convenience pair perfectly in this gorgeous private lakefront estate. A lush landscape of 25.8 rolling acres surrounds the main house, constructed c1790 and meticulously restored for modern comfort without sacrificing its original grandeur. Towering shade trees, manicured lawns, mature flower gardens, Clarke Pond, and Cripple Creek welcome upon approach. The enchanting interior of the 6,000 square foot main house is comprised of 8 bedrooms, 5 full baths, and 1 half bath across 3 floors of gracious living space. The enchanting interior features 6/6 windows, built-ins, three grand fireplaces, original hardwood floors, lines of fine trim and finishes that marry historic style with pure luxury.

The elegant main living room features crown moldings, fireplace, and custom hand painted wallpaper from China. Master suite with remodeled bathroom, and walk-in closet, en suite guest bedroom, library with fireplace and 1800s skylight, lakeview living room with patio, Dining Room – formerly the “children’s dining room” with bar, glassed fronted cabinets, modern fully applianced kitchen with Aga stove, marble countertops and backsplash, mudroom – laundry – pantry; front and back staircases, and multiple French doors to outside patios and sitting areas. Upstairs are a classic library with glass fronted bookcases, two bedrooms with a shared bath, plus the servant’s quarters with two bedrooms, full bath, and storage. The lower level of this wonderful property has a hallway with stone floors, two bedrooms, full bath, and a half bath, a great room with built-in shelves and cupboards, plus a light filled potting room with easy access to the outside gardens and lawn. The main house offers a detached four-car garage. 200-amp electric service, generator connection, two septic systems, drilled well and fresh lake water systems.

Across Clarke Pond sits the car collector’s dream – a 6,000 SF modern custom garage, designed by Hans deWaal, and built by Ralph J. Morely, Inc. The main room (38x40) has high ceilings with double bay doors, space for four cars; two – four-car garage wings, one with concrete epoxy floors, and built-in bench and cabinets, the other with half bath, laundry, wine storage, mechanicals room, and insulated heated car wash bay. 40’ drive through boat garage, or space for two cars. The barn provides ideal guest accommodations, caretaker quarters, or seasonal rental opportunity (e.g. Airbnb) in the apartment. Kitchen with wood cabinets, cherry counters, enamel sink, great room, full bath with built-ins, and large living space/bedroom could be converted to two bedrooms. Radiant floor heat, 200-amp electric service, generator connection raised bed septic, drilled well. Freestanding 20x40 four-car garage.

Owning an historic lakefront property is truly a unique experience, now is your chance to own and steward Swanswick with endless views overlooking Otsego Lake. This coupled with the opportunity to experience The Glimmerglass Festival, Otsego Golf Course, The National Baseball Hall of Fame and Museum, Fenimore Art Museum, The Farmers’ Museum, Clark Sports Center, The Otesaga Resort Hotel and Leatherstocking Golf Course, Brewery Ommegang, fine shops, restaurants. High speed Internet. Easy access to Cooperstown, Utica, Albany, US 20, and NYS Thruway. 3.5 hours to New York City.

OFFERED EXCLUSIVELY BY ASHLEY-CONNOR REALTY \$2,900,000

**Patricia Bensen-Ashley**  
LICENSED REAL ESTATE BROKER  
M +1 607 437 1149

**Christopher Patterson**  
ASSOCIATE REAL ESTATE BROKER  
M +1 518 774 8175



607.547.4045 • info@ashleyconnorrealty.com

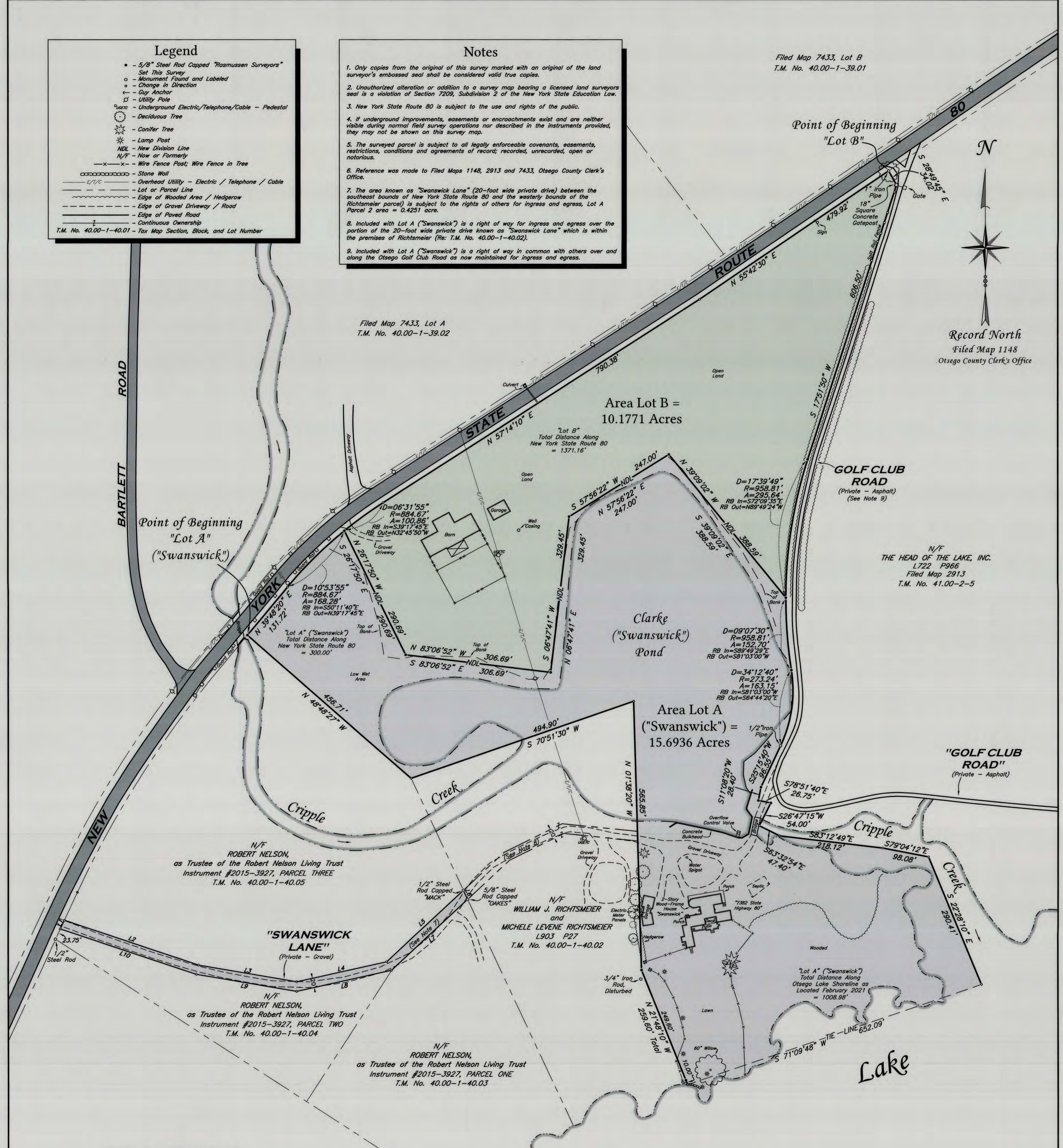
Filed Map 7433, Lot B  
T.M. No. 40.00-1-39.01

### Legend

- 5/8" Steel Rod Capped "Rasmussen Surveyors" Set This Survey
- Monument Found and Labeled
- Change in Direction
- Guy Anchor
- Utility Pole
- Underground Electric/Telephone/Cable - Pedestal
- Deciduous Tree
- Conifer Tree
- Lamp Post
- NDL - New Division Line
- N/F - Now or Formerly
- Wire Fence Post; Wire Fence in Tree
- Stone Wall
- Overhead Utility - Electric / Telephone / Cable
- Lot or Parcel Line
- Edge of Wooded Area / Hedgerow
- Edge of Gravel Driveway / Road
- Edge of Paved Road
- Continuous Ownership
- T.M. No. 40.00-1-40.01 - Tax Map Section, Block, and Lot Number

### Notes

- Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies.
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
- New York State Route 80 is subject to the use and rights of the public.
- If underground improvements, easements or encroachments exist and are neither visible during normal field survey operations nor described in the instruments provided, they may not be shown on this survey map.
- The surveyed parcel is subject to all legally enforceable covenants, easements, restrictions, conditions and agreements of record; recorded, unrecorded, open or notorious.
- Reference was made to Filed Maps 1148, 2913 and 7433, Otsego County Clerk's Office.
- The area known as "Swanswick Lane" (20-foot wide private drive) between the southeast bounds of New York State Route 80 and the westerly bounds of the Richtsmeier parcel is subject to the rights of others for ingress and egress, Lot A Parcel 2 area = 0.4251 acre.
- Included with Lot A ("Swanswick") is a right of way for ingress and egress over the portion of the 20-foot wide private drive known as "Swanswick Lane" which is within the premises of Richtsmeier (Re: T.M. No. 40.00-1-40.02).
- Included with Lot A ("Swanswick") is a right of way in common with others over and along the Otsego Golf Club Road as now maintained for ingress and egress.



#### Bearings & Distances Along Bounds of "Swanswick Lane" ("Lot A, Parcel II")

LINE	BEARING	DISTANCE
L1	N 24°54'40" E	20.12'
L2	S 71°32'45" E	296.86'
L3	S 80°21'15" E	209.18'
L4	N 77°30'55" E	193.91'
L5	N 47°02'30" E	219.80'
L6	S 24°57'15" E	21.03'
L7	S 47°02'30" W	218.25'
L8	S 77°30'55" W	204.30'
L9	N 80°21'15" W	213.97'
L10	N 71°32'45" W	300.66'

#### Lot Area Dimensions Lake (L)

Minimum Lot Size	5 Acres
Lot Width, Minimum (Along Shoreline)	200 Feet
Minimum Road Frontage	300 Feet
Minimum Front Setback	50 Feet
Minimum Side Setback	10 Feet
Minimum Rear Yard (from Shoreline)	100 Feet
Maximum Height	30 Feet
Maximum Lot Coverage	70%
Minimum Driveway Side Setback	5 Feet
Minimum Garage Side Setback	30 Feet

### SURVEY MAP

SHOWING A DIVISION OF THE PREMISES OF  
**SUZANNE C. KINGSLEY**

DEED REFERENCE  
Liber 1118 Page 826

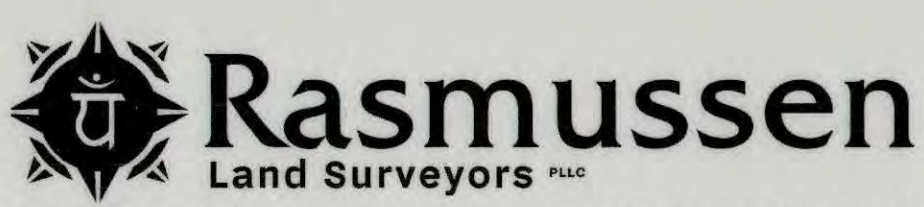
TAX MAP REFERENCE  
40.00 - 1 - 40.01

FILED MAP REFERENCE  
FILED MAP 1148

OTSEGO COUNTY CLERK'S OFFICE  
BEING PART OF  
"CARY'S PATENT"  
PROVOST TRACT  
CROGHAN PATENT  
SITUATE IN THE  
TOWN OF SPRINGFIELD,  
COUNTY OF OTSEGO  
AND  
STATE OF NEW YORK

GRAPHIC SCALE  
0 100 200 300  
(IN FEET)  
1 INCH = 100 FEET  
DATE: FEBRUARY 15, 2021

© 2021 RASMUSSEN LAND SURVEYORS, PLLC  
ALL RIGHTS RESERVED



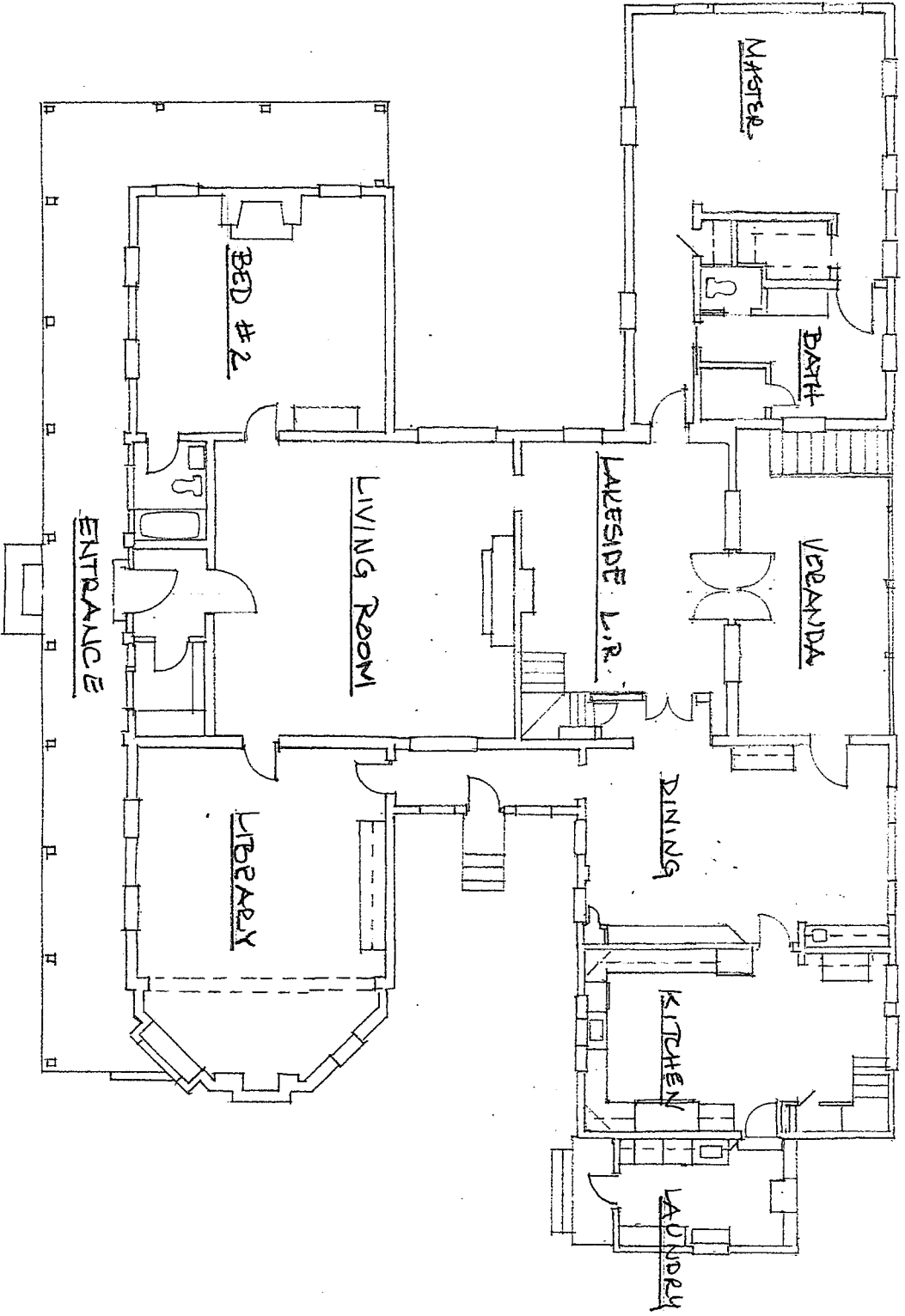
CERTIFIED BY NEW YORK STATE AS A WOMEN BUSINESS ENTERPRISE-

WILLIAM RASMUSSEN, LAND SURVEYOR, LICENSE NUMBER 49107  
JENEÉ R. RASMUSSEN-GREEN, LAND SURVEYOR, LICENSE NUMBER 50678  
8 HIGHLAND STREET, ONEONTA, NY 13820  
(607)267-9360 www.rasmussenlandsurveyors.com  
WORK ORDER NO. 2092 MAP NO. 36-769

Approved by the Town of Springfield Planning Board

*[Signature]* 3/5/21  
Chair Person Date

*[Signature]*

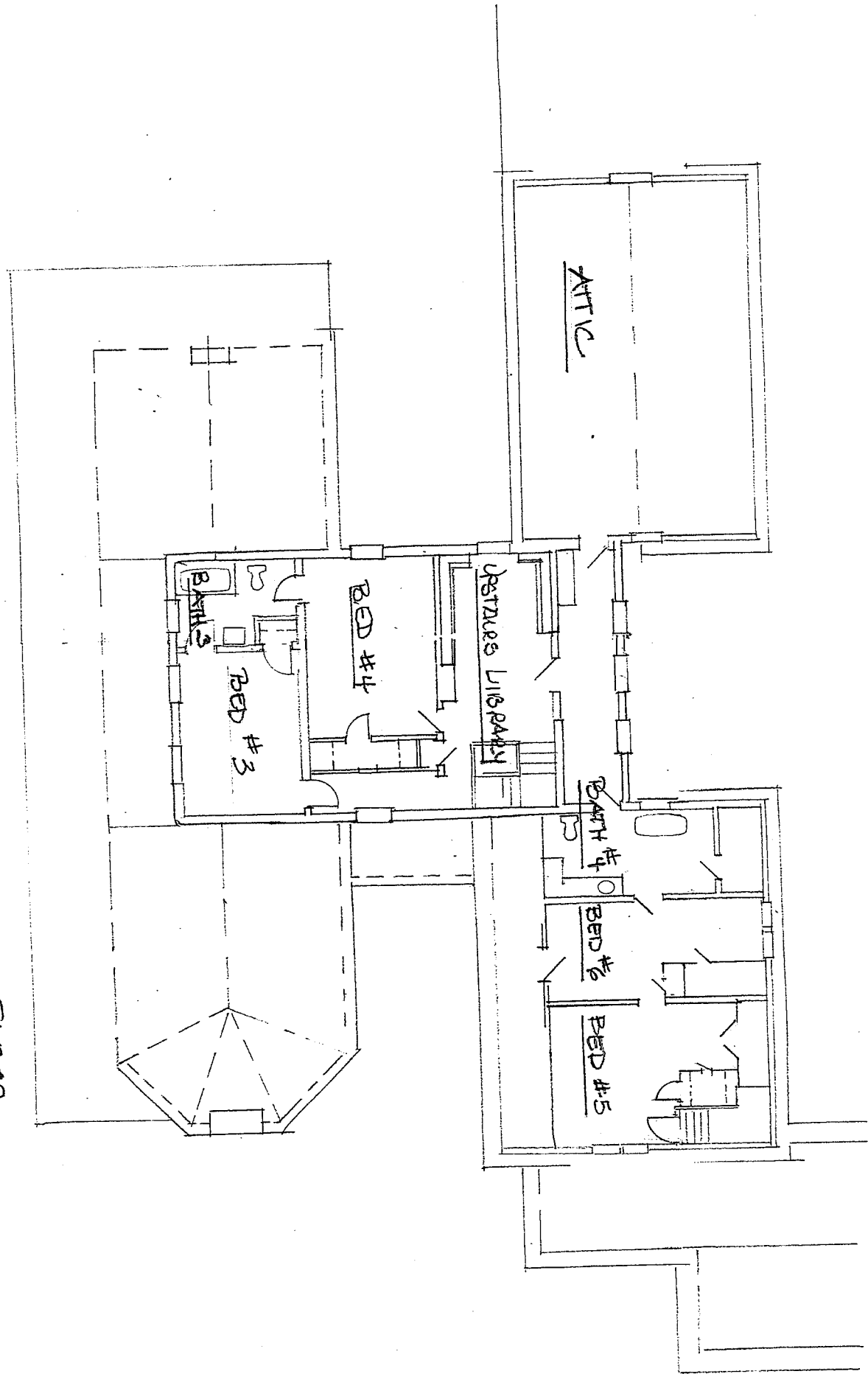


SIDANSWICK - NO SCALE

FIRST FLOOR

SUANSWICK - NO SCALE

SECOND FLOOR



SPANSWICK - NO SCALE

LOWER LEVEL

