

Listing #1



161 Meade Rd, Charlotteville, NY 12036

List Price	\$599,000 on 05/26/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11504564
Property Type	Residential
County	Schoharie
Township	Summit
School	CHARLOTTE VALLEY CENTRAL SCHOOL DISTRICT
Total Tax	\$5,633
Tax ID	<a href="#">133.-3-13,133.1-1-21</a>
FEMA Flood Map	<a href="#">fema.gov/portal</a>

161 Meade Rd, Charlotteville, NY - Luxury Log Home on 15+ Acres with Creek, Pond, and Charlotte Valley Views Welcome to a meticulously designed ±1,872 SF log home situated on ±15.28 acres in the picturesque Charlotte Valley. This property provides a unique blend of privacy, comfort, and natural beauty, offering panoramic views across the valley and direct access to Charlotte Creek-a renowned trout stream. A sweeping wrap-around covered porch invites you with ample space for entertaining and enjoying the serene pond and valley views. Inside, the home's open-concept living areas boast a modern kitchen equipped with granite countertops, maple cabinetry, stainless steel appliances, and an open dining area anchored by a classic Franklin wood stove set on a hand-laid fieldstone hearth, creating a warm and inviting focal point for gatherings or entertaining guests. The first-floor primary suite serves as a private sanctuary, complete with a spa-inspired bath, cedar-lined closets, and a gas fireplace. A spacious bedroom, full hall bath, and large laundry room with built-in cabinets round out the first floor. Upstairs, a lofted living room opens to a balcony with expansive views of the grounds and valley. This level also includes a versatile bedroom or home office with ample storage, and a half bath. The finished lower level offers a generous family room with a walk-in cedar closet-ideal for use as a media lounge, fitness studio, or additional guest quarters, alongside a full bath, substantial storage space, mechanical room, workshop, and garage access. Outdoors, the property features mature woodlands, open meadows, and a pond stocked with koi. There is also a detached two-car garage with a workshop and equipment storage, and a paved driveway for convenience. Nature enthusiasts will appreciate the proximity to the ±818-acre Clapper Hollow State Forest, which offers hiking, cross-country skiing, primitive camping, and additional trout fishing opportunities. The property is a short drive from Oneonta, Cobleskill, Stamford, and Cooperstown, with easy access to I-88 and one hour to Albany Airport. 3-hours to NYC. Charlotte Valley Schools district. High-speed internet. Whether you are seeking a full-time residence, a family retreat, or an investment with short-term rental potential, this home presents a rare opportunity to enjoy country living in the Northern Catskills. Please contact us to schedule a private tour.

Property Details

• 3 Total Bedrooms	• 15.28 Acres	• Full Basement	• 1 Lower Level Bathroom
• 3 Full Baths	• Built in 1990	• 1248 Lower Level SF	
• 1 Half Bath	• Available 5/26/2025	• Lower Level: Finished,	
• 1872 SF	• Log Cabin Style	Garage Access, Walk Out	

Interior Features

• Open Kitchen	• Hardwood Flooring	• Walk-in Closet	• Wood Stove
• Granite Kitchen Counter	• Stone Flooring	• Bonus Room	• Baseboard
• Oven/Range	• Vinyl Flooring	• Great Room	• Forced Air
• Refrigerator	• Furnished	• Kitchen	• Electric Fuel
• Dishwasher	• 9 Rooms	• Laundry	• Oil Fuel
• Microwave	• Entry Foyer	• Loft	• Propane Fuel
• Washer	• Living Room	• Private Guestroom	• 200 Amps
• Dryer	• Dining Room	• First Floor Primary Bedroom	
• Stainless Steel	• Family Room	• First Floor Bathroom	
• Carpet Flooring	• Primary Bedroom	• 1 Fireplace	
• Ceramic Tile Flooring	• en Suite Bathroom		

Exterior Features

• Wood Siding	• Private Septic	• Driveway	• Wooded View
• Log Siding	• Deck	• Trees	• Private View
• Asphalt Shingles Roof	• Fence	• Utilities	• Scenic View
• Metal Roof	• Open Porch	• Shed	• Pond Waterfront
• Detached Garage	• Covered Porch	• Workshop	• Creek Waterfront
• 3 Garage Spaces	• Room For Pool	• Pond View	• Water Frontage: ±345'
• Private Well Water	• Room For Tennis	• Mountain View	

Taxes and Fees

- Tax Year 2025

## Presented By

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

Listing data is deemed reliable but is NOT guaranteed accurate.



# Property Description Report For: 129 Meade Rd, Municipality of Town of Summit

No Photo Available

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	434800
		<b>Tax Map ID #:</b>	133.1-1-21
		<b>Property Class:</b>	311 - Res vac land
		<b>Site:</b>	RES 1
		<b>Site Property Class:</b>	311 - Res vac land
		<b>Zoning Code:</b>	01
		<b>Neighborhood Code:</b>	04801 - Rural Res #1
		<b>School District:</b>	Charlotte Valley
<b>Total Acreage/Size:</b>	0.45	<b>Total Assessment:</b>	2024 - \$3,500
<b>Land Assessment:</b>	2024 - \$3,500	<b>Building and Improvement Value/sqft:</b>	2024 - \$5
<b>Full Market Value:</b>	2024 - \$8,750	<b>Property Desc:</b>	
<b>Equalization Rate:</b>	2024 - 40.00%	<b>Deed Page:</b>	82
<b>Deed Book:</b>	1204	<b>Grid North:</b>	1351615
<b>Grid East:</b>	448132		

## Area

<b>Living Area:</b>	1,162 sq. ft.	<b>First Story Area:</b>	746 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	416 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	1.5
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

## Structure

<b>Building Style:</b>	Old style	<b>Bathrooms (Full - Half):</b>	1 - 0
<b>Bedrooms:</b>	2	<b>Kitchens:</b>	1
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	Partial
<b>Porch Type:</b>	Porch-enclsd	<b>Porch Area:</b>	125.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	Poor	<b>Overall Grade:</b>	Average
<b>Year Built:</b>	1929	<b>Eff Year Built:</b>	

## Owners

Livanavage, Steve Trust P.O. Box 354 Paupack PA 18451	Steve Livanavage, P.O. Box 354 Paupack PA 18451
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Sales									
Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page	Price per sqft
11/24/2023	\$430,000	311 - Res vac land	Land & Building	Sorrentino, Albert J	No	Yes	Yes	1204/82	N/A
2/6/2020	\$1	210 - 1 Family Res	Land Only	White, Michael Robert	No	No	No	1108/136	N/A
10/15/2018	\$1	210 - 1 Family Res	Land & Building	Carras (Decd), Peter J	No	No	No	1087/269	N/A

Utilities			
<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Electric
<b>Fuel Type:</b>	Electric	<b>Central Air:</b>	No

Improvements				
Structure	Size	Grade	Condition	Year
Gar-1.0 det	125.00 sq ft	Average	Normal	1929
Porch-enclsd	5 x 25	Average	Normal	1929

Land Types	
Type	Size
Primary	0.45 acres

Description	Units	Percent	Type	Value
FD248-Charlotteville fire	0	0%		0

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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# Property Description Report For: 161 Meade Rd, Municipality of Town of Summit

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**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 434800  
**Tax Map ID #:** 133.-3-13  
**Property Class:** 240 - Rural res  
**Site:** RES 1

**Site Property Class:** 240 - Rural res  
**Zoning Code:** 01  
**Neighborhood Code:** 04801 - Rural Res #1  
**School District:** Charlotte Valley  
**Total Assessment:** 2024 - \$99,300  
**Building and Improvement Value/sqft:** 2024 - \$122  
**Property Desc:** Drawer 1, Map 696  
**Deed Page:** 82  
**Grid North:** 1351280

**Total Acreage/Size:** 14.83  
**Land Assessment:** 2024 - \$20,500  
**Full Market Value:** 2024 - \$248,250

**Equalization Rate:** 2024 - 40.00%  
**Deed Book:** 1204  
**Grid East:** 448761

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## Area

**Living Area:** 1,872 sq. ft.  
**Second Story Area:** 0 sq. ft.  
**Additional Story Area:** 0 sq. ft.  
**Finished Basement:** 0 sq. ft.  
**Finished Rec Room** 0 sq. ft.

**First Story Area:** 1,248 sq. ft.  
**Half Story Area:** 624 sq. ft.  
**3/4 Story Area:** 0 sq. ft.  
**Number of Stories:** 1.5  
**Finished Area Over Garage** 0 sq. ft.

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## Structure

**Building Style:** Log home  
**Bedrooms:** 3  
**Fireplaces:** 0  
**Porch Type:** Porch-covered  
**Basement Garage Cap:** 0  
**Overall Condition:** Normal  
**Year Built:** 1990

**Bathrooms (Full - Half):** 2 - 0  
**Kitchens:** 1  
**Basement Type:** Full  
**Porch Area:** 96.00  
**Attached Garage Cap:** 0.00 sq. ft.  
**Overall Grade:** Average  
**Eff Year Built:**

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## Owners

Livanavage, Steve Trust	Steve Livanavage
P.O. Box 354	P.O. Box 354
Paupack PA 18451	Paupack PA 18451

Sales									
Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page	Price per sqft
11/24/2023	\$430,000	240 - Rural res	Land & Building	Sorrentino, Albert J	No	Yes	Yes	1204/82	N/A
7/25/2002	\$165,000	240 - Rural res	Land & Building	Adler, Robert A	Yes	Yes	No	721/113	N/A

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11/24/2023	\$430,000	240 - Rural res	Land & Building	Sorrentino, Albert J	No	Yes	Yes	1204/82	N/A
7/25/2002	\$165,000	240 - Rural res	Land & Building	Adler, Robert A	Yes	Yes	No	721/113	N/A

Utilities			
<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Hot air
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	No

Utilities			
<b>Sewer Type:</b>	Private	<b>Water Supply:</b>	Private
<b>Utilities:</b>	Electric	<b>Heat Type:</b>	Hot air
<b>Fuel Type:</b>	Oil	<b>Central Air:</b>	No

Improvements				
Structure	Size	Grade	Condition	Year
Gar-2.0 det	24 × 34	Average	Normal	1990
Porch-covered	8 × 12	Average	Normal	1990
Porch-open/deck	8 × 12	Average	Normal	1990

Improvements				
Structure	Size	Grade	Condition	Year
Gar-2.0 det	24 × 34	Average	Normal	1990
Porch-covered	8 × 12	Average	Normal	1990
Porch-open/deck	8 × 12	Average	Normal	1990

Type	Size
Primary	1.00 acres
Residual	13.83 acres

Type	Size
Primary	1.00 acres
Residual	13.83 acres

Special Districts for 2024				
Description	Units	Percent	Type	Value
FD248-Charlotteville fire	0	0%		0
ER999-Exemption removal	0	0%	T	0

Special Districts for 2024				
Description	Units	Percent	Type	Value
FD248-Charlotteville fire	0	0%		0
ER999-Exemption removal	0	0%	T	0

## Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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