

Listing #1



560 Reservoir Hill Rd, Norwich, NY 13815

List Price	\$299,000 on 06/04/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11510755
Property Type	Residential
County	Chenango
Township	Plymouth
School	NORWICH CITY SCHOOL DISTRICT
Total Tax	\$2,064
Tax ID	<a href="#">94.00-1-41.21</a>
FEMA Flood Map	<a href="#">fema.gov/portal</a>

Modern Country Retreat on 15.5± Acres Bordering State Forest - Experience the perfect blend of privacy, comfort, and natural beauty in this thoughtfully updated country home-set on 15.5± acres and bordered by ±9,000 acres of protected Pharsalia Woods State Forest. Step inside to an open-concept living space of ±1,640 SF anchored by a striking Belgian block fireplace with wood stove insert, ideal for cozy evenings after a day outdoors. Cathedral ceilings and authentic barnboard accents create an inviting, rustic-modern ambiance. The contemporary kitchen features Arctic White Quartz countertops, self-closing cabinetry, and a farmhouse-style granite dining table-perfect for gatherings with family and friends. The home offers three bedrooms plus a flexible office/den with private entrance, easily accommodating remote work or additional guests. Distinctive his-and-her bathrooms include sleek glass-enclosed shower, a classic clawfoot tub, penny tile heated floor, and premium Kohler fixtures for a spa inspired experience. Outdoors, enjoy mature woods, open fields, and a tranquil pond with dock-your own private escape for relaxation or recreation. A versatile outbuilding is ready to become a studio, gym, or creative space. Nature lovers will appreciate direct access to miles of hiking, cross-country skiing, fishing, and birding in the adjacent state forest, part of a National Audubon Society Important Bird Area. Whether you seek a full-time residence, a weekend retreat, or an investment with short-term rental potential, this property offers a rare opportunity to enjoy country living at its finest. Schedule your private tour today.

Property Details

• 3 Total Bedrooms	• 15.50 Acres	• Available 6/04/2025
• 2 Full Baths	• Built in 1978	• Ranch Style
• 1640 SF	• 1 Story	• Slab Basement

Interior Features

• Open Kitchen	• Dryer	• Great Room	• Wood Fuel
• Granite Kitchen Counter	• Ceramic Tile Flooring	• 1 Fireplace	• 150 Amps
• Oven/Range	• Vinyl Flooring	• Wood Stove	
• Refrigerator	• 6 Rooms	• Propane Stove	
• Washer	• Den/Office	• Propane Fuel	

Exterior Features

• Frame Construction	• Patio	• Outbuilding	• Scenic View
• Vinyl Siding	• Fence	• Pond View	• Pond Waterfront
• Asphalt Shingles Roof	• Room For Pool	• Mountain View	
• Private Well Water	• Room For Tennis	• Wooded View	
• Private Septic	• Trees	• Private View	

Taxes and Fees

• Tax Year 2025
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Presented By

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Listing data is deemed reliable but is NOT guaranteed accurate.



Property lines are approximate.