



Two Brothers Woods

Nestled on 50 breathtaking acres in the Catskill Mountains, this secluded 4-bedroom, 2-bath log home blends modern comfort with rustic charm, accommodating up to 10 guests. A grand stone fireplace creates a warm, inviting centerpiece, surrounded by decor featuring farming antiques and chainsaw-carved bears.

The home offers a granite kitchen, stainless appliances, WiFi, a 70" smart TV, ping pong, and a spacious wrap-around deck and an outdoor fire pit, perfect for relaxation and enjoying the natural beauty.

1888 Jones Hollow Rd, Margaretville, New York 12455

[HOME GUIDE](#)

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Property Overview & Layout

- **Address:** 1888 Jones Hollow Road, Margaretville, NY 12455
- **Number of Bedrooms:** 4
- **Number of Bathrooms:** 2 full bathrooms
- **Maximum Occupancy:** 10 guests
- **Parking:**
 - The driveway is 1200 feet long, offering lots of space. However, we recommend parking up to 4 cars near the house to allow for adequate turning room. During winter months, 2-3 cars is more ideal to allow for snowplows. Parking on the street is not practical, so please ensure you park in the designated area.



Main Floor

- Bedroom 1: Behind the kitchen, queen-size bed (sleeps 2).
- Bedroom 2: With full-size log bunk beds, each bed accommodates 2 people (sleeps 4).
- Bathroom 1: Full bathroom with tub.
- Laundry Room: Equipped with a washer and dryer for your convenience.

Upper Level

- Loft: Overlooks the great room.
- Main Suite: Oversized room with a king-size bed (sleeps 2) and full bathroom with stand-up shower.

Partially Finished Basement

- Bedroom 4: Queen-size bed (sleeps 2).
- Game Room: Ping pong table, darts and retro game console.

Contact Info & Emergencies

Address: 1888 Jones Hollow Road, Margaretville, NY 12455

Hardline Cabin Phone Number: (845) 586-3177 (On wall in kitchen)
No long distance calls please.

Wi-Fi Network & Password

Network Name: Cabin Guest

Password: There is no password - just connect.

- **Host/Property Manager:**

- Name: Brad Wilson
- Phone: (646) 670-8800
- Email: brad@joneshollow.com



- **Plowing Emergencies Only:**

- Name: J&M Lawncare
- Phone: (845) 586-1789



- **Housekeeping Emergencies Only:**

- Name: Natalie Skye
- Phone: (607) 296-5257



Emergency Services:

Dial 911 for fire, medical, or police emergencies.



Nearest Hospital/Clinic:

Margaretville Hospital, 42084 NY-28, Margaretville
Phone: (845) 586-2631



Local Police (Non-Emergency):

New York State Police Troop C SP Margaretville, 450 Co Rd 3,
Margaretville: Phone: (845) 586-2681



Check-In & Check-Out Procedures

Check-In (After 3:00pm)

Keyless Entry / Alarm

Your host has already provided you with your unique **keyless entry code** and **alarm code**. Please do not share these codes with anyone during your stay. These codes have been specifically generated for you and will expire after your stay.

**For your security, please make sure all doors are locked when you are away or at night.*

Initial Walkthrough

- Familiarize yourself with the home.
- Report any damages or concerns to us immediately.

Check-Out (By 12:00pm)

- **Personal Items:** Make sure you have everything.
- **Trash & Recycling:** See Page 15 for details.
- **Dishes:** Please clean and put away any used dishes.
- **Linens:** Leave used towels in bathtub/shower.
- **Thermostat:** Return heat to 55°F or turn air conditioning "Off".
- **Lock Up:** Ensure all doors and windows are locked.
- **Lights & Appliances:** Turn off lights and ensure stove/oven are off.

House Rules



No Smoking Indoors

Smoking is not allowed inside. If you smoke outside, properly dispose of cigarette butts.

No Shoes on the carpets.

Pets: No Pets Allowed.



No Parties or Events

Large gatherings without prior approval are not permitted.

Guest Count: 10

Only the number of guests in the booking may stay overnight.

Recycle According to the Rules: Failure to separate properly means that someone else will have to separate the recycling from the garbage before it can be carted away (Yuck!) - that's how serious it is around here.

Fire Safety

- Be cautious with the indoor fireplace.
- Extinguish the outdoor fire pit completely before leaving it unattended.
- **No fireworks** allowed on the property.



Using The Amenities

Living Room

- **TV & Streaming:** The 70" smart TV is set up for streaming services (e.g., Netflix, Hulu). Log in with your own account and remember to log out before departure.
- **Fireplace:**
 - Wood-Burning: Use only provided firewood.
 - Open the damper before lighting the fire.
 - Never leave the fire unattended.

Game Room

- **Ping Pong Table:** Enjoy friendly competition with the ping pong table located in the basement.
- **Retro Game Console:** Play on the classic retro game console for a bit of nostalgic fun.
- **Darts:** Challenge your group to a game of darts! The dartboard is located in the game room. Darts are to be used **ONLY** on the dart board.

Outdoor Exploration

- Explore the **great outdoors** right here at Two Brothers Woods! With **50 acres** of beautiful forest, **logging trails**, a peaceful **pond**, and serene **streams**, there's plenty to discover. Keep an eye out for the historic **stone walls** that line the land.
- While enjoying the natural surroundings, please be mindful of the local wildlife. For a guide to the **wildlife** in the area, you can visit our website or scan the QR code to the right:



Wildlife Guide

Making a Safe Fireplace Fire

1. Check Your Fireplace and Chimney

- Open the damper to allow smoke to exit.

2. Prepare the Area

- Clear the hearth and surrounding area of flammable materials.
- Use a fireplace screen to prevent sparks from escaping.

3. Gather Materials

- **Firewood:** Use seasoned, dry hardwood. Avoid green or wet wood as it creates more smoke.
- **Kindling:** Small, dry sticks or twigs.
- **Fire Starters:** Use crumpled newspaper or commercial fire starters.
- ***Do not use lighter fluid or gasoline.***

4. Build the Fire

- Arrange crumpled newspaper or fire starters in the center of the fireplace.
- Place kindling in a crisscross pattern over the newspaper.
- Stack larger logs on top, leaving enough space for air to circulate.

5. Light the Fire

- Light the newspaper or fire starters with a match or lighter.
- Let the kindling catch fire before adding more wood.

6. Tend the Fire

- Add logs as needed, placing them carefully to maintain airflow.
- Keep the fire small and manageable.

1. Monitor the Fire

- Never leave a fire unattended.
- Ensure children are kept at a safe distance.

2. Extinguish the Fire

- Allow the fire to burn down naturally.
- Spread the ashes evenly and let them cool.
- Use a shovel to place the ashes in a metal container with a lid **only once cooled down.**



How to Lock & Unlock Patio Doors

While it's not that complicated, but surprisingly, we've found that many visitors struggle with locking and unlocking the Anderson Patio doors. To make things easier, here are simple instructions on how to use them:.

Guide to Locking and Unlocking an Anderson Single French Door (with the handle you push up to lock)



Unlocking the Door:

1. Stand in front of the door — Make sure you're facing the door handle.
2. Find the handle — It's a long lever that moves up and down.
3. Push the handle down — Press the handle downward until you feel it release from the locked position.
4. Open the door — After the handle is down, simply open the door like normal.

Locking the Door:

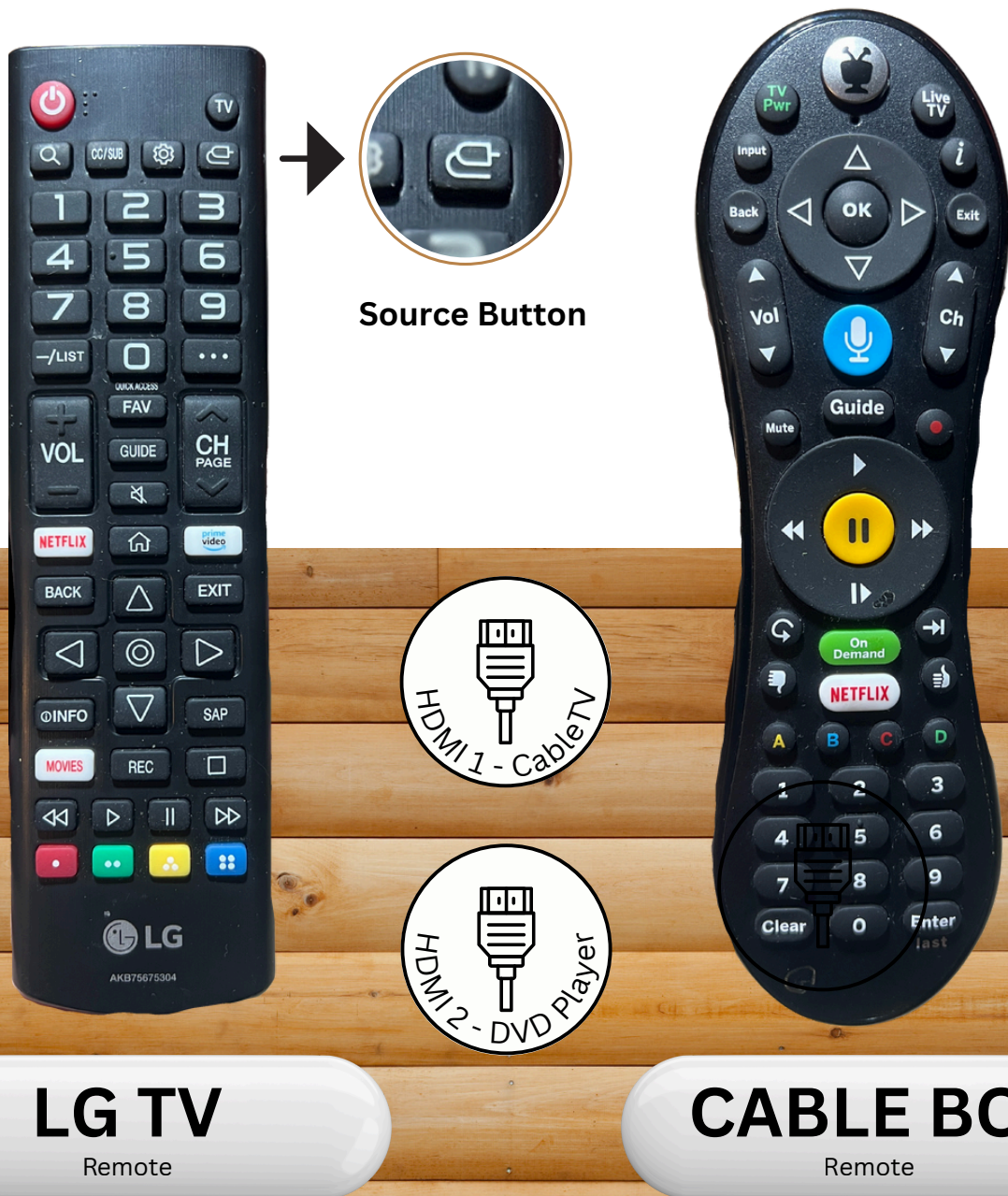
1. Close the door — Make sure the door is completely closed, and the edge is snug against the frame.
2. Locate the handle — It's still the long lever on the door.
3. Lift the handle up — Push the handle upward, toward the top of the door. You should feel resistance as it locks.
4. Make sure it's locked — Give the door a gentle push or pull to ensure it's fully secured. If it doesn't move, it's locked.

Pro Tips:

- If you struggle to lift or lower the handle, try gently pulling the door toward you to make sure it's completely closed.
- If the door doesn't lock or unlock, check for any debris or obstruction in the locking mechanism that could be preventing movement.

TV Remotes

If you have trouble watching TV, use the LG remote to switch to HDMI1 by pressing the Source button. Once there, you can use the cable remote to browse channels. Alternatively, you can log into your personal Netflix or Amazon Prime accounts directly on the TV and stream content.



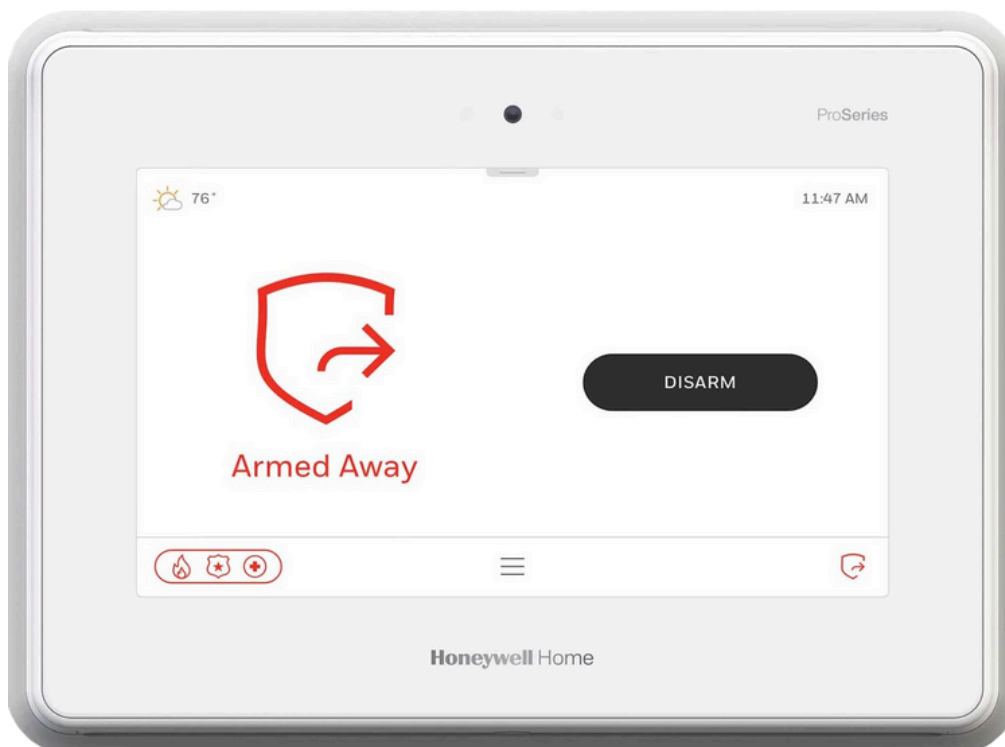
Alarm Panel

To Disarm The Alarm

One the door is open, you have 60 seconds to **enter your code**.

To Set The Alarm

1. When ready to Arm Away (everyone out), **make sure all windows and doors are closed. Send everyone outside** and with the door shut, stand in front of alarm panel, **standing still** (to avoid motion detectors) **until panel is Ready to Arm**.
2. **Enter your alarm code**. You will hear the alarm beeping. **You have 60 seconds to exit and lock the door**.



Laundry Room

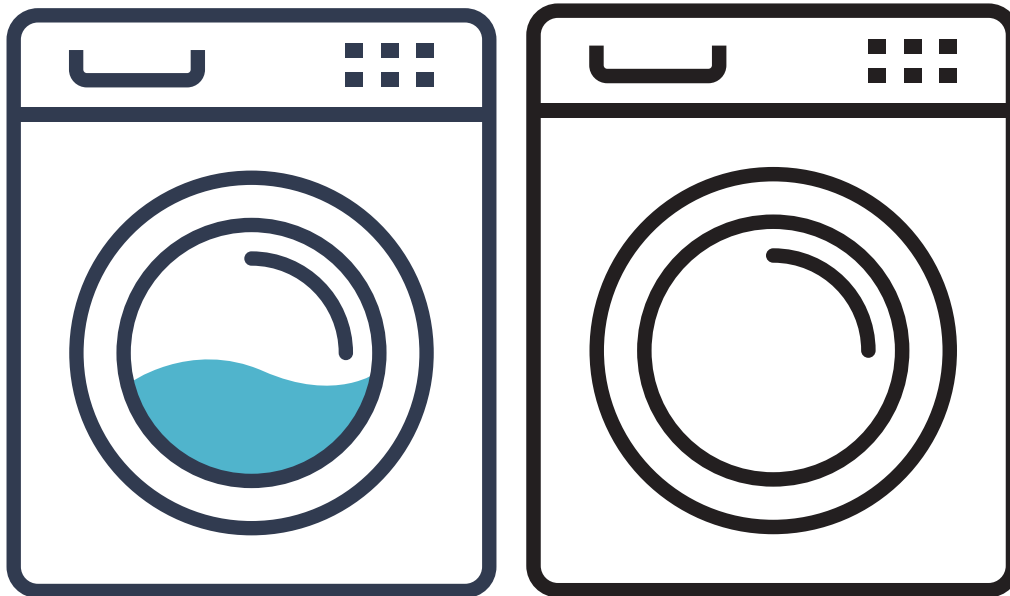
Washer:

- **Load Clothes** – Do not overload; leave space for movement.
 - **Add Detergent Pod** – Place directly in the drum before adding clothes.
 - **Select Cycle** – Choose based on fabric type and soil level.
 - **Start Washer** – Close the lid/door and press start.
 - **Remove Clothes Promptly** – To prevent wrinkles and mildew.
-

Dryer:

- **Clean Lint Trap** – Before each use for safety and efficiency.
- **Load Clothes** – Shake out items and do not overload.
- **Add Fabric Softener Sheet** – Place one sheet on top of clothes.
- **Select Cycle & Temperature** – Match fabric care instructions.
- **Start Dryer** – Close the door and press start.
- **Remove Clothes Promptly** – Fold or hang immediately to prevent wrinkles.

⚠ Note: Detergent pods and fabric softener sheets are provided. Please use responsibly. Keep the laundry area clean and report any issues.



Kitchen

- **Appliances:** The kitchen is equipped with a full-sized refrigerator, oven, stovetop, microwave, dishwasher, coffee maker, toaster, and kettle.
 - **Only use non-abrasive glass cooktop cleaner** provided (under sink) to clean stove top.
- **Cooking Essentials:** Pots, pans, utensils, and basic spices are available for your use.
- **Dishwasher:** Please use one detergent pod per cycle (provided under the sink).



Heating & Air Conditioning

- **Thermostat:** Adjust the temperature as needed, but please return to [55°F] upon departure.

Trash & Recycling

- **Trash Bags:** Located under the kitchen sink.
- **Trash Disposal Guidelines:**
 - We have three large garbage bins in the basement. Please keep them in the basement and do not put them outside to avoid attracting scavenging wildlife. Make sure the lids are on tight to keep animals out.
 - See next page.

Trash & Recycling

Trash Bags: Located under kitchen sink.

Trash Disposal Guidelines:

We have **three large garbage bins in the basement**. Please keep them in the basement and **do not put them outside** to avoid attracting scavenging wildlife. Make sure the lids are on tight.

Separate all trash into TWO categories:

TRASH

YES: ALUMINUM TAKE-OUT CONTAINERS, FLAT CARDBOARD (CEREAL BOXES, SIX-PACK HOLDERS, ETC.), EGG CARTONS, MILK CARTONS, FOOD SCRAPS

NO: GLASS, PLASTIC, METAL, PAPER, MAGAZINES, ALUMINUM CANS

CATSKILLS RECYCLE - HOW TO SEPARATE

Please follow these recycling rules, things are done differently up here!

Three Recycle Groups

- **Cans, Bottles and Plastics:** Bottles and jars must be emptied and rinsed out. Place recycling in clear garbage bag but do not tie bag tightly.
- **Cardboard:** Corrugated cardboard only! No flat cardboard like cereal boxes, etc.
- **Paper:** Office paper and newspaper. "Office Paper" means copy paper, envelopes, junk mail, etc

*All trash must be placed in clear plastic bags—**no black bags** are allowed.



Local Essentials Guide



Grocery Store | Freshtown of Margaretville

- Address: 36 Bridge St, Margaretville, NY 12455
- Hours: Mon-Sat 7am-9pm, Sun 7am-8pm
- Phone: (845) 586-2628



Hardware Store | Brookside Hardware and Used Cars

- Address: 42235 NY-28, Margaretville, NY 12455
- Phone: (845) 586-2345



Pharmacy | CVS Pharmacy

- Address: 60 Bridge St, Margaretville, NY 12455
- Phone: +1 845-586-2955



General Merchandise | Dollar General

- Address: 355 Main St, Margaretville, NY 12455
- Hours: 7am-9pm Daily



Gas Station | Speedway Gas

- Address: 42598 State Highway 28, Margaretville, NY 12455
- Phone: (845) 586-2526
- Hours: Open 24/7



Liquor Store | Margaretville Liquor Store

- Address: 774 Main St, Margaretville, NY 12455
- Phone: (845) 586-4314

Local Eateries Guide

Chappie's

- **Description:** Offers breakfast, lunch, and dinner daily in a casual, welcoming atmosphere with a full bar. Known for their famous burgers made with local Hubbell Farm beef, house-made veggie burgers, and fresh, locally sourced meals.
- **Address:** 53535 State Route 30, Roxbury, NY 12474
- **Phone:** (607) 326-7020
- **Website:** chappiesgoodfood.com

The Inn Between

- **Description:** A cozy spot offering a warm, welcoming atmosphere and exceptional service. Enjoy fresh, comforting dishes like fall-off-the-bone pork shank, hearty split pea soup, seafood, and American favorites.
- **Address:** 42377 NY-28, Arkville, NY 12406
- **Phone:** (845) 586-4265
- **Website:** <https://www.facebook.com/bradysinnbetween/>

Goatie Whites

- **Description:** A local favorite serving pizza, steaks, burgers, specialty sandwiches on homemade bread, and more. Indulge in over 25 flavors of hard ice cream, sherbet, Italian ice, and Perry's soft-serve custard.
- **Address:** 825 Main Street, Margaretville, NY 12455
- **Phone:** (845) 586-2223
- **Website:** <https://www.facebook.com/Goatie-Whites-100063497326301>

Andes Hotel

- **Description:** Features ten stylish, cozy rooms, landscaped gardens, and an outdoor bar for alfresco dining in warmer months. Hosts various events throughout the year, including live music performances and curated feasts.
- **Address:** 110 Main Street, Andes, NY 13731
- **Phone:** (845) 676-3980
- **Website:** theandeshotel.com

Scan QR code
for a more
extensive list



Local Eateries Guide Continued

Oakley's Wood-Fired Pizza & Grill

- **Description:** A must-visit for pizza lovers, offering wood-fired perfection with crispy crusts, flavorful sauce, and generously topped pies. Rivals iconic Brooklyn spots like Grimaldi's and Patsy's.
- **Address:** 44681 NY-28, Arkville, NY 12406
- **Phone:** (845) 586-3478
- **Website:** oakleyswoodfirepizzaandgrill.com

Folsom Point Provisions

- **Description:** A warm and inviting haven nestled in the Catskills, offering organic, nourishing delights. Opened in 2022, it has become a community favorite.
- **Address:** 819 Main Street, Margaretville, NY 12455
- **Phone:** (845) 586-1100
- **Website:** folsompointprovisions.com

Cafe Marguerite

- **Description:** A cozy breakfast and coffee spot offering fresh bagels, croissants, and standout pastries. Enjoy well-crafted lattes or chai in its welcoming, small-town atmosphere.
- **Address:** 746 Main Street, Margaretville, NY 12455
- **Phone:** (718) 484-2121
- **Website:** cafemarguerite.com

Hanah Mountain Resort

- **Description:** Features an inventive menu of farm-to-table, fresh, and local American cuisine. The expansive pub and restaurant open onto a wraparound deck providing a bird's-eye view of the golf course and scenic mountain surroundings.
- **Address:** 576 W. Hubbell Hill Road, Margaretville, NY 12455
- **Phone:** (845) 586-4849

Scan QR code
for a more
extensive list



Interesting Shopping

Barbara Alyn Artware

806 Main Street, Margaretville

Artware says it all. It's literally too amazing a store to describe. Just go!

Bloom Fabric and Art

724 Main Street, Margaretville

Quality quilt fabric and art supplies. Also, a quiet retreat for quilters and crafters.

The Catskill Mountains Artisans Guild

785 Main Street, Margaretville (in the Commons Bldg. at the light on Main Street)

Local artisans of all types offer their amazing wares for sale. Inventory changes, so it's worth another visit the next time you're in town!

Foothills Shoes

785 Main Street, Margaretville (behind the Commons Building)

Amazing array of quality shoes and boots and great service!

Kitchen Cheetah

784 Main St, Margaretville. (corner of Bridge St.)

A fun and sassy kitchen, home and gift store with everything from cookware, barware, candles, stationary, local artisanal products or that fun item you just have to take home. Amazing fresh local produce, bread, pies, and sometimes great surprises! (formerly Home Goods of Margaretville)

Margaretville Hospital Thrift Shop

743 Main St, Margaretville (at the corner of Academy Street)

Nana's Attic

43501 State Highway 28, Arkville

Unique and extraordinary items. Gifts and antiques.

Kria World

801 Main St., Margaretville

Jewelry, Living, Self care

Forever Wild Catskills

746 Main Street, Margaretville

vintage home goods, decor, apparel, plant medicine, teas, books

Sacred Soil

108 Bridge St, Margaretville, NY 12455

Healing Crystals, Aromatherapy, Ceramics & Pottery, Cacti & Succulents, Exotic Foliage, Environmental Decor

The Happy Giraffe

75 Bridge St, Margaretville, NY 12455

Fun & cute gifts for all ages!

NayNu - The Shop of the Mother Earth

Main St, Margaretville, NY 12455 (two stores down from Home Goods)

Interesting Shopping Continued

Roxbury General Store

3538 State Highway 30 (Main Street), Roxbury
A charming shop in a 19th-century building offering gifts, locally sourced goods, clothing, books, toys, pantry items, and even some hardware.

Thrifty Nifty Discount Shop & Boutique

46616 State Hwy 30, Halcottsville (near the transfer station)

The Nest Egg

84 Main Street, Phoenicia
A unique shopping experience - fun, practical, and hard-to-find merchandise. A “general store” like no other!

Phoenicia Open Market

41 Main St, Phoenicia
Artisans and artists wares.

Tender Land Home

64 Main St, Phoenicia
Home goods & accessories, jewelry, chic pottery, handmade soaps, candles, luscious pillows and rugs that will make you want to move in.

Pine Hill Community Center/Thrift Store

287 Main St, Pine Hill
Check their schedule for amazing events like yoga, music, and farmers' market!

Birch Creek Mercantile

270 Main St, Pine Hill
Provisions, sundries, crudités, bar. Shop for locally made Catskill products, specialty foods, outdoor and nature resources, a selection of clothing and hats, games and gifts

Clementine Vintage Clothing

Main Street, Andes
Their clothing is specifically designed for the Catskill's lifestyle.

The Hobart Book Village

It is truly a village of books. Each shop has an eclectic collection for every book lover.

Stewarts Department Store

85 Main Street, Delhi
An authentic vintage department store

Honeybee Herbs

765 Main St, Margaretville
Medicinal Herbal Remedies and Tea Blends, Skin Care products and Hand Crafted Scented Oils

Diamond Hollow Books

72 Main St, Andes
Welcoming bookstore with a wide array of books.

Antiques

Tin Horn

72 Main St, Andes



Charming but Cheap...and Possibly Antique

45885 State Highway 28, Fleischmanns

Featuring a selection of antiques, collectibles and primitives. Call for more information

Rick's Attic

850 Main St., Margaretville

Home and Garden Décor, Antiques and Collectibles....Cool and Classy!

Rick's Barn

50061 NY-30, Halcottsville (at Cold Spring Road)

Kabinett & Kammer

422 Main St, Franklin, NY 13775

A curiosity shop of antiques

Fisk Metal Farm & Antiques

116 Fisk Rd, Delhi

Large selection of country antiques and decorative garden metal products.

Nana's Attic

43501 NY-28, Arkville, NY 12406

Curated store featuring a wide range of items, from antiques to jewelry, to gifts.

Departure Guide

- ✓ **Personal Items:** Double-check all rooms for your belongings.
- ✓ **Dishes:** Clean dishes or load the dishwasher.
- ✓ **Television Remotes:** Return all remotes to tabletop in front of TV.
- ✓ **Trash & Recycling:** Tie bags securely and place them in the bins.
- ✓ **Lights & Appliances:** Turn off all lights, TV, and ensure stove/oven are off.
- ✓ **Thermostat:** Set to 55°F or “Off” for AC.
- ✓ **Lock Up:** Ensure all windows and doors are locked.
- ✓ **Feedback:** Let us know if anything needs attention.

Thank You & Feedback

**Thank you for choosing Two Brothers Woods
for your Catskill Mountain retreat!**

We hope you had a relaxing and memorable stay.
We'd love to hear about your experience—
hopefully, you enjoyed your time
with us. Please feel free to leave
a review on Airbnb or VRBO
and let us know how we
can make your next
visit even better.

