

\$329,000 - 151 High Street, Phoenicia

MLS® #20232763

\$329,000

1 Bedroom, 1.00 Bathroom, 819 sqft
Residential on 1 Acres

N/A, Phoenicia, NY

Lean into your own cozy, low maintenance mid-century country cottage, located on a picturesque country road running along the water on the outskirts of everyone's favorite Catskills small town, adorable Phoenicia, and less than a half mile from the village center. This is an ideal location for someone without a car, as the NYC and county buses stop right in the village. It's also marvelously close to restaurants for a quick bite, coffee, or fine dining, plus a supermarket, galleries, ice cream and fly fishing shops, the nation's first community non-profit pharmacy, a bustling community theater, and a library that lends fishing rods and ukuleles. Your entree to Phoenicia's magical quality of life is this sweet-natured bungalow. You will love the airy, country chic feel of the space, with its open floor plan, abundant natural light and skylighted, beamed high ceilings with a pretty loft area. Open up the windows and listen to the creek and nature from the relaxing space. The seller has made many improvements, from a new septic system, highly efficient ductless mini splits, a new roof, and more. Outside you'll enjoy plenty of space to take in the water and mountain views and wildlife on the deck or by the fire pit, and room to garden or putter around. The ample shed has a workshop ready for your projects, but also could be a yoga studio, home office, or any number of other ideas. Location perks include town water and town maintenance of the road. plus great high speed cable internet



is available. Simple pleasures of the surrounding neighborhood include fly fishing and swimming in the Esopus creek or hiking in the thousands of acres of Forever Wild state land in close proximity. The world-famous Phoenicia Diner is just a mile away. Skiers, Belleayre and Hunter are each just 20 minutes away. So is Woodstock! Cute country cottages of this nature in and around Phoenicia have been in exceptional high demand and woeful low supply in recent years, making this an all-too rare opportunity.

Built in 1950

Essential Information

MLS® #	20232763
Price	\$329,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	819
Acres	0.60
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Cottage
Status	Closed
MLS	ucbr_sold

Community Information

Address	151 High Street
Area	Shandaken
Subdivision	N/A
City	Phoenicia
County	Ulster
State	NY
Zip Code	12464

Amenities

Parking	Driveway, Off Street
View	Creek/Stream, Mountain(s), Water
Is Waterfront	Yes
Waterfront	Stream

Interior

Interior Features	Beamed Ceilings, Cathedral Ceiling(s), High Speed Internet, Other
Appliances	Other, Water Heater, Refrigerator, Range, Microwave, Dishwasher
Heating	Ductless, Electric, Propane, Wall Furnace
Cooling	Ductless
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior	Frame, Vinyl Siding
Lot Description	Landscaped, Level
Roof	Asphalt, Shingle
Construction	Frame, Vinyl Siding

School Information

District	Onteora Central
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Additional Information

Date Listed	September 20th, 2023
Days on Market	247