

\$395,000 - 29 Andrew Lane,

MLS® #20232727

\$395,000

2 Bedroom, 1.00 Bathroom, 673 sqft

Residential on 1 Acres

N/A, , NY

Nestled in the hills of Mount Tremper, just minutes from ever popular Phoenicia and Woodstock is 29 Andrew Lane, or Wildcat Treetop Cabin – a renovated 1940s classic Catskills cabin that backs up to thousands of acres of protected lands. The Wildcat Treetop Cabin is accessed via a picturesque bluestone stairway that leads directly to the main patio level and front entrance. The outdoor dining area sits across from the most serene campfire setting you’ll ever see. Take in the peace and quiet in front of the vintage chiminea or recline in the loungers amidst the woodland setting. The owner has lived in the cabin and as a result has carefully converted it into a very functional and efficient, year-round retreat which boasts smart renovations that focus on the long term. Casual yet sophisticated, this charming cabin feels much larger than its footprint. So much care, thought, and attention to detail went into the cabin and its interior design choices, which is unquestionable once you see it in person. Inside you’ll fall in love with the totally renovated kitchen with cleverly integrated under-counter refrigerator/freezer, Bertazzoni electric oven/stove, stylish terrazzo tile flooring, and separate eat-in counter with room for barstools. The dramatic vaulted ceilings with skylights flood the living room with light, creating an airy and bright living space. The pine-paneled walls are anchored by the toasty wood burning fireplace insert and brick mantle, complemented by the original wide plank



hardwood flooring throughout. Set high among the trees, unwind in the charming swing in the screened in porch with friends - it truly feels like being in a treehouse! The entirely renovated tile bathroom features an amply sized shower and vintage sink. The two bedrooms feature ceiling fans and closets, fitting a queen or full-sized bed. The washer and dryer are in the completely sealed and dry basement. The next owner can rest assured that all the heavy lifting has been done, including new electric throughout, on demand hot water, new insulation, new metal roof, new septic, double pane windows, significant landscaping, new bluestone patio and retaining wall, and so much more. This wonderful cabin has everything you need for the perfect getaway – either for yourself or as an income generating property. Located just down the road from fine dining and cocktails at Foxfire Mountain House, The Emerson Resort & Spa, and a short drive to the beloved Phoenicia Diner, The Pines, and world-class restaurants, hiking, swimming, skiing, fishing, local farm stands, and shopping to keep busy year-round. Indoor/outdoor furniture available under a separate cash purchase. NOTE: This gorgeous Catskills cabin is available for sale on its own, or can be purchased with 23 Andrew Lane, adjacent to this property. Enjoy affordable property taxes, just \$2,076 ANNUALLY!

Built in 1940

Essential Information

MLS® #	20232727
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	673

Acres	1.30
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
MLS	ucbr_sold

Community Information

Address	29 Andrew Lane
Area	Shandaken
Subdivision	N/A
County	Ulster
State	NY
Zip Code	12457

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Washer, Tankless Water Heater, Refrigerator, Instant Hot Water, Exhaust Fan, Electric Water Heater, Dryer, Built-In Range
Heating	Baseboard, Electric, Wall Furnace, Wood
Has Basement	Yes
Basement	Partial, Walk-Out Access
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

Exterior

Exterior	Frame, Wood Siding
Lot Description	Landscaped
Roof	Metal
Construction	Frame, Wood Siding

School Information

District	Onteora Central
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Additional Information

Date Listed	September 19th, 2023
Days on Market	237
Zoning	R1.5