

# **\$695,000 - 536-540 State Route 214, Chichester**

MLS® #20231861

---

## **\$695,000**

4 Bedroom, 1.00 Bathroom, 4,400 sqft  
Residential on 2 Acres

N/A, Chichester, NY

Exceptional Multi-Use property in Chichester, NY, offering a picturesque setting with your very own swimming hole and waterfall on Stony Clove Creek! As you explore this property, you'll discover several versatile spaces that cater to a variety of business ventures. Whether you envision a yoga studio, an art studio, a gallery, or multiple office spaces, the well-designed area offers flexibility and functionality to bring your ideas to life. And the income-generating possibilities don't stop there! On the top-floor is a spacious three bedroom apartment complete with two baths. This could be a comfortable living option or an additional rental opportunity. Not to mention the already existing income stream from the post office on the ground floor! Nestled in the breathtaking beauty of The Catskill Mountains, this remarkable multi-use property is a true gem. Situated alongside the tranquil Stony Clove Creek, the property boasts a personal swimming hole that invites you to unwind and connect with nature. The picturesque setting provides the perfect backdrop for business while being a peaceful sanctuary for residents and clients alike. Beyond the property's inherent charm lies its ideal location on a prominent main road. Drawing attention from passing motorists, the property guarantees excellent visibility and exposure for your business. With its proximity to Phoenicia's main street you'll enjoy the convenience of being located near a vibrant community with a diverse customer base - and the surrounding



natural wonders. This property presents endless possibilities. Immerse yourself in the breathtaking landscapes, engage in outdoor recreational activities, and experience the charm of the nearby town. This location offers not just a place of business, but a retreat where you and your clients can find inspiration, tranquility, and a deep connection to the surrounding beauty. Don't miss this incredible opportunity to own a multi-use property that includes income- generating spaces, a spacious apartment, and incredible surrounding landscape including your own personal swimming hole on Stony Clove Creek. Embrace life Upstate, capitalize on the prime location, and embark on a journey where business and nature harmoniously intertwine.

Built in 1900

**Essential Information**

MLS® #	20231861
Price	\$695,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	4,400
Acres	2.20
Year Built	1900
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	536-540 State Route 214
Area	Shandaken
Subdivision	N/A

City	Chichester
County	Ulster
State	NY
Zip Code	12416

### **Amenities**

Parking	Driveway, Off Street, Parking Lot, Paved
View	Meadow, Mountain(s), Water
Is Waterfront	Yes
Waterfront	Stream, Other

### **Interior**

Appliances	Washer, Refrigerator, Range, Dryer, Dishwasher
Heating	Baseboard, Oil, Radiant
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior	Frame
Lot Description	Gentle Sloping, Landscaped, Level, Rock Outcropping, Wooded
Construction	Frame

### **School Information**

District	Onteora Central
----------	-----------------

### **Additional Information**

Date Listed	June 29th, 2023
Days on Market	315