

# **\$399,000 - 5881 Route 28, Phoenicia**

MLS® #20233259

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## **\$399,000**

1 Bedroom, 1.50 Bathroom, 1,021 sqft  
Residential on 1 Acres

N/A, Phoenicia, NY

\*Cozy mountain retreat nestled at the gateway of the magnificent Catskills Forest Preserve\* Perched high over the Esopus Creek with majestic mountain views, this 1021sf 2 bedroom, 1.5 bath is just a stones throw away to the sweet hamlet of Phoenicia, an Ulster County gem known for hiking, fly-fishing, vintage boutiques and culinary hotspots like the Phoenicia Diner. With Belleayre and Hunter Mountains just minutes away, you can enjoy outdoor activities in the summer or a belly-warming cocktail after a day on the slopes. Looking for live music venues and sophisticated new york cuisine, check out Woodstock just 25 minutes down the road. This much-loved cabin is charming inside and out; soaring ceilings, light-filled windows & plenty of storage make it feel spacious on the inside while a perennial, wild English garden complete with a Catskills stone wall, large lilac bushes, hydrangeas, willow and magnolia trees give it a relaxing vibe with privacy & a pretty front of house entrance. Enjoy sweeping views up and down the Esopus while sipping your morning coffee in front of the fire in the year-round sunroom; or contemplate the beauty of the mountains on the ample deck or by the perfectly situated fire-pit. Under went a full-gut renovation & re-design by a local designer in 2017 and more upgrades in 2022, this cottage boasts a cathedral ceiling in the main living area, blue stone floors, energy efficient double sash windows (2022), Bosch whisper quiet A/C,



heat and dehumidifier system (2022), and upgraded electrical panel (2022) & plumbing system, Liebherr refrigerator, 5 burner gas range/oven, oversized island for prep and meals, full-size stacked washer & dryer, newly renovated (2022) main bath with a deep tub and oversized vintage-inspired sink, and a primary bedroom with a 2 piece ensuite bath. This one won't last long!

Built in 1986

**Essential Information**

MLS® #	20233259
Price	\$399,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,021
Acres	0.67
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	5881 Route 28
Area	Shandaken
Subdivision	N/A
City	Phoenicia
County	Ulster
State	NY
Zip Code	12464

**Amenities**

Parking	Driveway
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View Mountain(s), River

Is Waterfront Yes

Waterfront Stream

### **Interior**

Interior Features 3 Seasons Room, High Speed Internet

Appliances Water Heater, Washer, Refrigerator, Range Hood, Range, Electric Water Heater, Dryer

Heating Baseboard, Ductless, Electric, Heat Pump, Wood

Cooling Ductless

Has Basement Yes

Basement Crawl Space

Fireplace Yes

Fireplaces Free Standing, Wood Burning, Other, See Remarks

### **Exterior**

Exterior Frame

Lot Description Landscaped, Near Public Transit

Roof Asphalt, Shingle

Construction Frame

### **School Information**

District Onteora Central

### **Additional Information**

Date Listed November 7th, 2023

Days on Market 186

Zoning R-1