

# **\$599,000 - 69 Winnie Road,**

MLS® #20231443

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## **\$599,000**

3 Bedroom, 2.00 Bathroom, 2,394 sqft

Residential on 1 Acres

N/A, , NY

This unique Catskills contemporary has a warm, wonderful, welcoming vibe that requires a visit to truly appreciate. Set on a wooded acre off a winding country road mid-way between the villages of Woodstock and Phoenicia, it's in the perfect spot - you can breakfast in Phoenicia, spend your day in Catskill Park, and go out at night in Woodstock. This home offers plenty of room (2,394 square feet) and privacy. Originally built in 1949 it was recently renovated with contemporary farmhouse flair and offers 3 bedrooms, 2 baths, an office and a den (both of which can be used as additional bedrooms or guest bedrooms), a country kitchen, dining room, separate laundry room, and an open living room and breezeway area that have been tied together for space and flow. The kitchen, the center of the first floor, is a wonderful place to cook, with beautiful wood countertops, a wide galley layout, tile that serves as art, and easy access to the living room and dining room. Game nights, movie nights, cocktail parties and dinner parties are a delight to host here. There are two stairways to the second floor that lead to warm, inviting bedrooms and the office. The two stairs combined with the clever layout create a feeling of cozy tranquility no matter which room you're in. There's space for all your toys and hobby supplies in the garage and the seasonal views of the mountains and the Esopus Creek could be made year-round with some clearing! Come visit this mountain



escape - we promise you'll want to stay.  
Seasonal views of the mountains and the  
Esopus Creek could be made year-round!  
Centrally located, just minutes to the Rail Trail  
in Boiceville, Phoenicia, Woodstock and easily  
accessible to Kingston. 1.42 acre lot next to  
this property is available to purchase alongside  
for \$664k combined, bringing more privacy  
and a total acreage of 2.35

Built in 1949

**Essential Information**

MLS® #	20231443
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,394
Acres	0.93
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Farmhouse
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	69 Winnie Road
Area	Shandaken
Subdivision	N/A
County	Ulster
State	NY
Zip Code	12457

**Amenities**

Parking	Driveway
# of Garages	2
View	Mountain(s)

Is Waterfront	Yes
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### **Interior**

Interior Features	High Speed Internet
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Appliances	Water Heater, Range Hood, Range, Exhaust Fan, Electric Water Heater, Dishwasher
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Heating	Forced Air, Oil
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Has Basement	Yes
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Basement	Partial
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Fireplace	Yes
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Fireplaces	Living Room, Wood Burning
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### **Exterior**

Exterior	Frame, Other
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Lot Description	Level, Private, Wooded
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Roof	Asphalt, Shingle
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Construction	Frame, Other
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### **School Information**

District	Onteora Central
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### **Additional Information**

Date Listed	May 26th, 2023
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Days on Market	352
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Zoning	R1.5
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