



**SHANDAKEN**  
8 Emerson Ter, Phoenicia, NY 12464

<https://gristmillrealestate.com>

**\$880,000**

Quintessential Catskill cabin on 38 picturesque acres of multi-tiered, terraced terrain with diverse rock features and stunning mountain views. Extensive stone work by longtime contractor-owner repurposing bluestone quarried on the property. Stone walls, an amazing outdoor grilling station and the natural rock face of the mountain itself shape the central lawn of this alpine oasis. The owner-built cabin feels bigger than its footprint, with a towering ceiling, exposed natural wood beams, great natural light and an upstairs sleeping loft. A freestanding wood burning stove adds to the warmth of your apres ski glow. Buried electric means all you see is natural beauty. There is a 2nd access at far end of property with Route 28 frontage. Use as a weekend getaway or while building your compound and/or subdividing to create additional prime building sites. One minute to breakfast or lunch at the Phoenicia Diner, 2 minutes to the Woodstock Brewery and 15 minutes to Belleayre Mountain Ski Center. In the heart of the Catskill Mountains with all it has to offer, world class outdoor recreational resources including, hiking, biking, fishing and skiing--plus arts, culture and cuisine. It's why we live here. Now you can, too!

**MLS ID:** 20221994

**Status Category:** Active

**Zone:** Hb, R 1.5

**Year built:** 2002

**Bedrooms:** One

**Living Room Level:** 1

**Bedroom 1 Level:** 2

**SqFt 2nd:** 203

**Date added:** Added 10 months ago

**Listing Category:** Residential

**Area, sq ft:** 609 sq ft

**Acreage:** 37.94

**Age:** 11-20

**Full Baths:** One

**Kitchen Level:** 1

**SqFt 1st:** 406

**Basement:** Full, Slab, Concrete Floor

## INTERIOR FEATURES

**Appliances:** Microwave, Refrigerator

**Wood Stove:** Freestanding, Wood

**Flooring:** Hardwood

**Miscellaneous Features:** Ceiling-beamed, Ceiling-vaulted

## UTILITIES

**Heat Source:** Wall

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Driveway:** Gravel

**Style:** Cabin

**Siding:** Wood

**Other Buildings:** Shed

**Views:** Mountain

**Lot Dimensions:** 37.94

## LOCATION DETAILS

**Area/Town:** Shandaken

**Lot/Site:** Rural

**Directions:** Ny State Thruway North To Exit 19 (kingston);  
Route 28 W; Emerson Terrace On Left Right After Phoenicia  
Diner

## LISTED BY

**Office Name:** Halter Associates Realty

**Agent First Name:** Peter

**Agent 2 First Name:** James

**Style:** Cabin

**Construction:** Frame/stick

**Roof:** Asph Shingle

**Lot Features:** Cliffs, Landscaped, Private, Rock Outcrop,  
Secluded, Slope-gently, Slope-moderate, Slope-steeply, Sub  
Dividable, Wooded

**Additional Exterior Features:** Landscaped

**Lot:** 2.210

**School District:** Onteora Central

**County:** Ulster County

**Office 2 Name:** Halter Associates Realty

**Agent Last Name:** Cantine

**Agent 2 Last Name:** Billingsley



### Contact us

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