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# \$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 2 years ago

**INTERIOR FEATURES** 

## 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

Appliances: Microwave, Refrigerator	Flooring: Hardwood
Wood Stove: Freestanding, Wood	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 Phone:

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