



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 1 year 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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