

SHANDAKEN

177 Ed West Rd, Phoenicia, NY 12464

\$1,200,000

https://gristmillrealestate.com

Nestled in the coveted Woodland Valley of the Catskills, this A-frame ski chalet-style home is a 6-year-old gem and sits on 4.59 acres with waterfront property. Only a mile from Phoenicia and 20 minutes from Woodstock, enjoy unparalleled privacy at the end of a tranquil dead-end road. The A-frame style welcomes you with a covered porch and open deck, perfect for savoring the changing seasons. Melt away stress in the outdoor cedar sauna or gather around the fire pit on chilly nights. This meticulously crafted home boasts custom-designed cabinetry, Birch Auburn hardwood flooring, radiant floor heating, and an on-demand Generac generator. With cedar siding, a Blaze King wood stove, and a kitchen featuring a custom cherry wood countertop, highend Capital range, and whisper-quiet Bosch dishwasher, it delivers a lifestyle of comfort, luxury, and elegant design. Just minutes from Hunter and Belleayre Ski Mountains, trailheads, and the amenities of Phoenicia and Woodstock, this property is a perfect blend of nature and convenience.

MLS ID: 20232340

Status Category: Active

Zone: R1.5 Survey: Y Age: 6-10

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: B SaFt 1st: 2234

Amenities: Garden Area, Sauna Date added: Added 2 years ago Listing Category: Residential

Area, sq ft: 2826 sq ft

Acreage: 4.59 Year built: 2016 **Bedrooms:** Three Half Baths: One

Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2

Den Level: B SaFt 2nd: 592

Virtual Tour: https://youtu.be/7KGalmXm79Q

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Water Softener, Whole House Filter

System

Wood Stove: Freestanding, Wood

Flooring: Hardwood, Radiant

Miscellaneous Features: Ceiling-cathedral

Additional Interior Features: Insulated Doors, Insulated Windows, Master Bath, Sliding Glass Doors, Gas Stove Connection, Washer Connection, Garage Door Opener, Water Filter, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Radiant, Stand By Generator

Water: Drilled Well Electricity: Underground, 200 Amps

Sewer: Septic-ingr. Utility Level: B

EXTERIOR FEATURES

Garage Type: Garage Attached Garage/Parking Extras: 1-car

Driveway: Gravel Style: Cape

Style: Cape Construction: Frame/stick

Siding: Cedar Porch: Deck

Roof: Fbrgl Shngi **Lot Features:** Secluded, Slope-gently, Water Frontage **Views:** Seasonal **Water Features:** Creek, Water Access, Water Front

Heating Fuel: Propane, Wood

Water Ways: Esopus Creek

Additional Exterior Features: Stand By Generator,
Landscaped, Outside Lighting

Lot Dimensions: 199, 940 **Lot:** 40.115

LOCATION DETAILS

Area/Town: Shandaken School District: Onteora Central

Lot/Site: Rural County: Ulster County

Directions: From Exit 19 Take Route 28 West Until You Pass Phoenicia. Turn Left On Woodland Valley Road, Turn Right On Woodland Valley Road Take Right On Woodland Clove Rd After The Bridge. Follow Until It Turns Into Ed West And Changes To

Dirt Driveway At The End.

LISTED BY

Office Name: Keller Williams Realty Hv Nort Agent First Name: Teresa

Agent Last Name: Falkowski



