



**SHANDAKEN**

177 Ed West Rd, Phoenicia, NY 12464

<https://gristmillrealestate.com>

**\$1,200,000**

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, high-end 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

**SqFt 1st:** 2234

**Amenities:** Garden Area, Sauna

**Date added:** Added 10 months 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

**SqFt 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

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane, Wood

**Electricity:** Underground, 200 Amps

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Style:** Cape

**Siding:** Cedar

**Roof:** Fbrgl Shngl

**Views:** Seasonal

**Water Ways:** Esopus Creek

**Lot Dimensions:** 199, 940

**Garage/Parking Extras:** 1-car

**Style:** Cape

**Construction:** Frame/stick

**Porch:** Deck

**Lot Features:** Secluded, Slope-gently, Water Frontage

**Water Features:** Creek, Water Access, Water Front

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

**Lot:** 40.115

## LOCATION DETAILS

**Area/Town:** Shandaken

**Lot/Site:** Rural

**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.

**School District:** Onteora Central

**County:** Ulster County

## LISTED BY

**Office Name:** Keller Williams Realty Hv Nort

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### Contact us

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