



SHANDAKEN
56 Emerson Ter, Phoenicia, NY 12464

<https://gristmillrealestate.com>

\$1,195,000

Ready to embrace your Catskills dream? Looking for peace, privacy and prestige? Take a look at this stunning new construction contemporary home nestled up on the mountain on a private road. This 4 bed 3 1/2 bath was built with energy efficiency in mind including an energy recovery ventilation system, a high efficiency ducted heating and cooling pump system, and exterior insulation. With over 800 sq ft of outdoor decking you can really take in the mountain air and views. Vaulted ceilings in the open floor plan area of the kitchen, dining, and living area and 10 ft ceilings on the rest of the first floor and 9 ft in the downstairs, includes a laundry and bonus room, floor to ceiling windows and high end appliances this luxury home is a one of a kind. Extensive walk out level includes a wet bar and an additional room that could serve as an office, gym, media room or for whatever fits your family's needs. Along with, the custom builder is open to working with you to build on or add a garage or that dream pool to make this home everything you've been looking for. Only 2 hours from NYC, a few minutes to restaurants, the Woodstock Brewery, or a spa treatment at The Emerson Resort and Spa. Not to mention if you're a skier or snow boarder only 15 minutes to Belleayre Mountain Ski Resort and about 20 minutes to Hunter Mountain. 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. Come take a look. **Custom builder has designs for infinite edge pool and garage and can be added and built to suit after closing if buyers desires. *Taxes calculated off of assessors estimated future assessment. *Some photos virtually staged.

MLS ID: 20232364

Status Category: Pending

Zone: R

Survey: Y

Age: New Construction

Full Baths: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Other 1 Level: 1

SqFt 1st: 1890

Other Room 2 Size: Bonus Room

Attic: Storage

Listing Category: Residential

Area, sq ft: 3821 sq ft

Acreage: 5.02

Year built: 2024

Bedrooms: Four

Half Baths: One

Dining Room Level: 1

Family Room Level: B

Bedroom 2 Level: 1

Bedroom 4 Level: B

Other 2 Level: B

Other Room 1 Size: Mudroom

Basement: Finished, Walk Out

Total Rooms: 11

Virtual Tour:

<https://my.matterport.com/show/?m=Mfmf3Pv3S5c&brand=0>

Date added: Added 1 year ago

Slideshow: <https://youtu.be/FPEkC6Cz8fk>

INTERIOR FEATURES

Kitchen Description: Gourmet

Flooring: Hardwood

Fireplace Location: Living Room

Miscellaneous Features: Bar-wet

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Energy Star Appliances, Tankless Hot Water Heater, Whole House Filter System

Fireplace Description: Propane

Cooling/Air Conditioning: Central

Additional Interior Features: Insulated Doors, Insulated Windows, Dig.I Program Thermostat, Walk In Closets, Skylights, Master Bath, Gas Stove Connection, Washer Connection, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Heat Pump

Water: Drilled Well

Sewer: Septic-abv

Hot Water: Gas, Tankless

Electricity: 200 Amps

Utility Level: B

EXTERIOR FEATURES

Style: Contempo

Construction: Frame/stick

Porch: Deck

Lot Dimensions: 5.2 Acres

Style: Contempo

Siding: Wood

Roof: Metal

Lot: 23

LOCATION DETAILS

Area/Town: Shandaken

County: Ulster County

School District: Onteora Central

Directions: Route 28 Towards Phoenicia, Turn On Emerson Terrace. House Up On The Right.

LISTED BY

Office Name: Monticello L.r.e.b.

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Office 2 Name: Monticello L.r.e.b.

Agent Last Name: Keller

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