



**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 10 months 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.

**Agent First Name:** Sara

**Agent 2 First Name:** Alexander

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

**Agent Last Name:** Keller

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### Contact us

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