



SHANDAKEN

1463 Lower Birch Creek Rd, Pine Hill, NY 12465

<https://gristmillrealestate.com>

\$375,000

A stylish cabin in an idyllic, creekside setting on a picture-perfect, town-maintained, dead-end road, a stone's throw from Lower Birch Creek Forest Reserve, complete with spring-fed pond for swimming and fishing and access to hiking trails. Originally a schoolhouse, this Scandinavian-inspired, fully off-grid retreat has been operating as a successful short-term rental since 2021. Completely rebuilt in 2020, with a new septic and well, and set on 0.5 acres, this 620 sq ft "tiny home" is the perfect Catskills escape. The bright, open concept living area features a large wood-burning stove. Solid oak floors, a vaulted ceiling and oversized windows in the living room create a sense of light and space. The property also features a spacious bathroom with a fully tiled shower and a sleeping loft with a queen bed, accessed by a custom ship ladder. The bespoke cabinets and shelves in the full kitchen were handcrafted from wood on the property. Outside, on the beautiful, private cedar deck, you can enjoy an alfresco meal, or simply unwind and take in the sights and sounds of nature from the creek and surrounding forest. The cedar-clad wood-burning sauna and outdoor shower offer the perfect way to relax and rejuvenate. There is also a fire pit, which provides the perfect spot to socialize outdoors on cooler days and evenings. Solar panels provide the power which is stored in state-of-the-art lithium batteries. Propane fuels the heating, stove and hot water. There is also a whole house EcoGen Generac back-up generator, which will top up the batteries should the energy reserves run low. Only two hours from the city, minutes from Belleayre ski center and beach, a short drive to Pine Hill's vibrant community center, tennis court and library and within easy reach of the thriving destination villages of Phoenicia and Margaretville with their markets, shopping, restaurants, cafés and wine bars. This unique property has everything for the perfect upstate getaway, or income generating opportunity.

MLS ID: 20232576

Status Category: Pending

Zone: R3

Year built: 1920

Bedrooms: One

Living Room Level: 1

Kitchen Level: 1

SqFt 1st: 437

Virtual Tour: <https://vimeo.com/861292834>

Listing Category: Residential

Area, sq ft: 602 sq ft

Acreage: 0.5

Age: 61-100

Full Baths: One

Dining Room Level: 1

Bedroom 1 Level: 2

Amenities: Sauna

Date added: Added 10 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Range-built In, Refrigerator

Wood Stove: Wood

Flooring: Ceramic, Hardwood

Miscellaneous Features: Ceiling-cathedral

Additional Interior Features: Insulated Windows, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Space Heaters, Wood Assist

Hot Water: Propane

Electricity: Off Grid, Stand By Generator

Heating Fuel: Propane

Water: Drilled Well

Sewer: Septic-ingr.

EXTERIOR FEATURES

Style: Cottage

Roof: Metal

Views: Water

Additional Exterior Features: Solar Panel Own

Lot: 56

Style: Cottage

Lot Features: No Outlet Street

Water Features: Creek

Lot Dimensions: 0.5 Acres

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Rural

Directions: Exit 19 (kingston) On Ny State Thruway. Take Route 28 W To Pine Hill. Make Right Onto Birch Creek Rd, Then Right On Lower Birch Creek Rd To #1420 On Right. Park Opposite House, Or On Driveway.

School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: Coldwell Banker Village Green

Agent First Name: Laura

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