



**SHANDAKEN**  
16 Center St, Phoenicia, NY 12464

<https://gristmillrealestate.com>

**\$499,000**

Discover the allure of Catskills living in this charming cape home near Phoenicia and Shandaken. Nestled on an expansive double lot spanning +/- .87 acres. Step out into the back yard and enjoy the Mountain View. Hardwood floors grace the interior, showcasing the potential for personalized refinement. Main bedroom on the first floor and spacious rooms throughout. The eat-in kitchen is absolutely amazing over looking the back yard with the view of the double lot and mountain. This gem awaits a touch of affection, offering a canvas for your vision. The property boasts a storage/carport, providing ample space for your vehicles and storage needs. With spacious living, dining, den, and eat-in kitchen. This residence offers versatility to accommodate various lifestyles. Seize the opportunity to transform this haven into your dream retreat. Don't miss the chance to make this Catskills escape uniquely yours. Primary bedroom on the first floor too. This has two parcels, both included in the sale. Fireplace for those quaint cool nights.. Condition unknown for the fireplace. AS IS Estate 2 PARCELS ARE INCLUDED. 16 Center SBL. 13.16-2-57. .37 acres West St. SBL. 13.16-2-56 .50 acres assessment for land is 9,000 Assessment DOESN'T INCLUDE THE LAND PARCEL AND TAXES

**Addendum:** 2 PARCELS ARE INCLUDED. 16 Center SBL. 13.16-2-57. .37 acres West St. SBL. 13.16-2-56 .50 acres assessment for land is 9,000 Assessment DOESN'T INCLUDE THE LAND PARCEL AND TAXES

**MLS ID:** 20240192

**Status Category:** Active

**Zone:** Res

**Year built:** 1935

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**SqFt 1st:** 1574

**Living Room Room Size:** 13'5x25'2

**Kitchen Room Size:** 14'5x17'7

**Bedroom 1 Room Size:** 16'6x16'10

**Bedroom 3 Room Size:** 13'2x17'6

**Other Rooms:** Den, First Floor Bedroom

**Date added:** Added 8 months ago

**Listing Category:** Residential

**Area, sq ft:** 2220 sq ft

**Acreage:** 0.87

**Age:** 61-100

**Full Baths:** One

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**SqFt 2nd:** 646

**Family Room Room Size:** 10'9x18'2

**Dining Room Room Size:** 12'2x14'7

**Bedroom 2 Room Size:** 14x19'5

**Basement:** Full, Unfinished

**Status:** [2](#)

## INTERIOR FEATURES

**Kitchen Description:** Eat In

## UTILITIES

**Heat Source:** Radiators

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Cape

**Construction:** Frame/stick

**Lot Dimensions:** .87

## LOCATION DETAILS

**Area/Town:** Shandaken

**County:** Ulster County

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent Last Name:** Boice

**Flooring:** Carpet, Ceramic, Hardwood

**Heating Fuel:** Oil

**Plumbing:** Mixed

**Utility Level:** B

**Garage/Parking Extras:** Driveway, Off Street, Carport

**Style:** Cape

**Roof:** Asph Shingle

**Lot:** 57

**School District:** Onteora Central

**Directions:** Rt 28 West To Woodland Valley Rd To Esopus Ave To Center St

**Agent First Name:** Jeanne



### Contact us

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