



SHANDAKEN
298 NY-214, Phoenicia, NY 12464

Hudson Valley - Catskill Region MLS

<https://gristmillrealestate.com>

\$435,000

Charming Chichester home just 3 mins to the town of Phoenicia if you choose to leave this peaceful oasis! Sit on the front porch listening to the soothing sounds of the Stony Clove Creek, entertain on the back deck and enjoy the new hot tub then some smores & fun over the backyard open fire pit. Feeling creative - tons of possibilities for the separate heated studio building...music, art, ceramics, home business. Enter the house into the spacious mudroom with lots of potential think sun porch/room, entertaining is easy in this large kitchen & diningroom combo with doors to the deck. The kitchen has lots of workspace with new countertops, backsplash and appliances all open to the dining room with ample space for lots of guests. Cozy up in the living room with wood burning stove, a wall of bookshelves. Off of the living room is a good size bedroom now being used as den and playroom. Upstairs find 2 bedrooms and large full bathroom, views & sounds of the creek to drift off to sleep by. New mini split units for A/C and heat throughout the house. Move right in and start enjoying the upstate life!

Addendum: Stand by Generac Stand By Generator brings peace of mind All UPDATES done by seller: Spring 2021 - ? Replaced all carpet/flooring in the upstairs bedrooms, closets and hallway with new hardwood floors ? Sanded and sealed original wooden floors on the ground floor Summer 2021 - ? Repainted upstairs interior ? Installed modular shelving in closets Jan/Feb 2022 - ? Installed split ductless air-conditioning throughout. Two compressors with heat pumps. ? Installed Generac propane-fueled standby generator system April 2022 - ? Retailed downstairs half-bath & installed hand basin + new toilet ? Tiled kitchen backsplash and replaced all countertops ? Installed new built-in GE dishwasher June 2022 - ? Regraded driveway and parking ? Installed 3 french drains in parking area ? Regravelled drive April 2023 - ? Installed new hot tub

MLS ID: 20240195
Status Category: Pending
Zone: Residential
Year built: 1915
Bedrooms: Three
Half Baths: One
Dining Room Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 2
Other Rooms: Other/see Remarks
Date added: Added 8 months ago

Listing Category: Residential
Area, sq ft: 1322 sq ft
Acreage: 0.61
Age: 100-200
Full Baths: One
Living Room Level: 1
Kitchen Level: 1
Bedroom 2 Level: 2
SqFt 1st: 755
Amenities: Garden Area, Hot Tub

INTERIOR FEATURES

Kitchen Description: Country

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Flooring: Wood

Wood Stove: Freestanding, Wood

Fireplace Location: Living Room

Cooling/Air Conditioning: Ductless Split Ac Units

UTILITIES

Heat Source: Baseboard, Heat Pump, Ductless Mini Split Sys

Hot Water: Electric

Electricity: 200 Amps

Utility Level: 1

Heating Fuel: Electric

Water: Drilled Well

Sewer: Septic-ingr.

EXTERIOR FEATURES

Style: Cape

Construction: Frame/stick

Porch: Enclosed Porch

Views: Mountain

Lot Dimensions: .61

Style: Cottage

Siding: Wood

Other Buildings: Shed, Studio, Workshop

Additional Exterior Features: Stand By Generator, Hot Tub

Lot: 33

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Rural

Directions: From Phoenicia - Left Onto Rt 214 House About 3 Miles On Right

School District: Oteora Central

County: Ulster County

LISTED BY

Office Name: Halter Associates Realty

Agent First Name: Joan

Agent 2 First Name: Daniel

Office 2 Name: Halter Associates Realty

Agent Last Name: Capria

Agent 2 Last Name: Hickey



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