



**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 12 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:** Onteora 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



### Contact us

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