



**\$545,000**

<https://gristmillrealestate.com>

Immerse yourself in nature at this privately sited chalet adjacent to over 2,200 acres of New York State protected land within the Shandaken Wild Forest. With impressive mountain views, modern upgrades throughout, and access to some of the best amenities in the Catskills, this fabulous country retreat provides everything you want in an upstate escape. The home is being offered fully furnished for a totally turnkey experience. Step inside to the open concept living room and bathe in the natural sunlight that offers a light, bright, and airy living experience. Each tastefully designed room features views of the surrounding mountains and forest. Enjoy cooking in the open kitchen while entertaining guests. And give yourself some extra space with the bonus living room and office in the recently remodeled basement. Step outside to soak in all of the splendor of The Catskills with direct views of both Panther Mountain and Balsam Mountain. Enjoy direct views of the Esopus Creek and the calming natural soundtrack of rushing water. Well maintained trails within your own backyard offer direct access to the wild forest surrounding the home. After a long day of exploring nature listen to a crackling fire while sitting in front of the beautiful, hand-built retaining wall. Within 10 minutes you have access to fabulous farm to table dining at Urban Cowboy Lodge, Dandelion Restaurant & Bar, Peekamoose, and the famous Phoenicia Diner, among others. The nearby villages of Phoenicia, Margaretville, and Fleischmanns offer even more amenities. Skiing enthusiasts will revel in the proximity to all of the area's ski resorts with Belleayre Mountain just 8 minutes away, and Plattekill, Windham, and Hunter mountains all accessible within 30 minutes. The region's preeminent hiking trails, including Panther Mountain, Slide Mountain, and Giant Ledge are all accessible within 15 minutes. The home offers everything an outdoor enthusiast could want in The Catskills. Enjoy the home for yourself and escape into nature or let others enjoy the home, which would make for a fabulous investment property. Don't let this turnkey opportunity slip away.

**MLS ID:** 20240477

**Status Category:** Active

**Zone:** R1.5

**Year built:** 1985

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**SqFt 2nd:** 442

**Basement:** Finished, Full, Walk Out, Interior Access, Garage Access

**Basement Room Size:** 884

**Listing Category:** Residential

**Area, sq ft:** 2210 sq ft

**Acreage:** 3.3

**Age:** 21-40

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**SqFt 1st:** 884

**SqFt 3rd:** 884

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

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Kitchen Description:** Country

**Flooring:** Carpet, Ceramic, Marble, Radiant

**Fireplace Location:** Dining Room, Family Room, Living Room

**Cooling/Air Conditioning:** Ceiling Fan

**Additional Interior Features:** Gas Stove Connection, Smoke Detector, Carbon Monoxide Detector

**Appliances:** Dishwasher, Dryer, Microwave, Oven-built In, Range, Range Hood, Refrigerator, Washer

**Fireplace Description:** Stone, Wood

**Wood Stove:** Insert In Fp, Wood

**Miscellaneous Features:** Ceiling-beamed, Ceiling-cathedral, Ceiling-vaulted

## UTILITIES

**Heat Source:** Baseboard, Hot Water, Abv Ground Fuel Tank

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Style:** Cabin, Chalet, Contempo

**Color:** Brown

**Porch:** Deck

**Other Buildings:** Shed

**Views:** Mountain, Water, Panoramic, Creek

**Additional Exterior Features:** Landscaped

**Lot:** 7

**Garage/Parking Extras:** Driveway, 1-car

**Style:** Chalet

**Construction:** Frame/stick

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Adjacent To State Land, Landscaped, Private, Secluded, Wooded

**Water Ways:** Esopus Creek

**Lot Dimensions:** Regular

## LOCATION DETAILS

**Area/Town:** Shandaken

**Lot/Site:** Rural

**Directions:** Take Rt 28 West To Fire House Rd (r) To Creek Side Dr (l) To Immediate First Driveway On Right (#520 Sign Visible) Or Take Rt 28 East To Creek Side Dr (1st L After Peekamoose Restaurant), To Driveway On Left #520 (look For Fresh Air Realty Sign)

**School District:** Onteora Central

**County:** Ulster County

## LISTED BY

**Office Name:** Fresh Air Realty

**Agent Last Name:** James

**Agent First Name:** Alexander



### Contact us

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