



**SHANDAKEN**

177 Ed West Rd, Phoenicia, NY 12464

<https://gristmillrealestate.com>

**\$999,950**

Embrace the pinnacle of country living in the sought-after Woodland Valley of the Catskills, this chalet style home, a mere 6 years old, graces 4.59 acres of serene waterfront property. Enjoy hassle-free living with this impeccably constructed, low-maintenance home, merely a mile from Phoenicia and a quick 20-minute drive to Woodstock. Find unmatched tranquility at the end of a peaceful cul-de-sac, where seclusion awaits. The inviting chalet style architecture beckons with a covered porch and expansive open deck, ideal for embracing the beauty of the changing seasons. Unwind in the outdoor cedar sauna or gather around the fire pit on crisp evenings for moments of pure relaxation. This thoughtfully crafted home showcases custom-designed cabinetry, Birch Auburn hardwood flooring, radiant floor heating, and an on-demand Generac generator for ultimate convenience. Adorned with cedar siding, a Blaze King wood stove, and a kitchen boasting a custom cherry wood countertop, a high-end Capital range, and a whisper-quiet Bosch dishwasher, it epitomizes a lifestyle of comfort, opulence, and sophisticated design. Just minutes away from Hunter and Belleayre Ski Mountains, trailheads, and the amenities of Phoenicia and Woodstock, this property seamlessly blends nature's tranquility with modern convenience.

**MLS ID:** 20240514

**Status Category:** Active

**Zone:** R1.5

**Survey:** Y

**Age:** 6-10

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** B

**SqFt 1st:** 2234

**Basement:** Finished

**Date added:** Added 8 months ago

**Listing Category:** Residential

**Area, sq ft:** 2826 sq ft

**Acreage:** 4.59

**Year built:** 2016

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Den Level:** B

**SqFt 2nd:** 592

**Amenities:** Sauna

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Water Softener, Whole House Filter System

**Fireplace Description:** Free Standing

**Flooring:** Hardwood, Radiant

**Fireplace Location:** Living Room

**Wood Stove:** Wood

## UTILITIES

**Heat Source:** Radiant, Stand By Generator

**Water:** Drilled Well

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane, Wood

**Electricity:** 200 Amps

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Drive Under

**Style:** Chalet

**Construction:** Frame/stick

**Porch:** Deck

**Lot Features:** Wooded, Water Frontage

**Water Ways:** Esopus Creek

**Lot Dimensions:** 199, 940

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

**Style:** Chalet

**Siding:** Cedar

**Roof:** Fbrgl Shngi

**Water Features:** Water Access, Water Front

**Additional Exterior Features:** Stand By Generator, Landscaped

**Lot:** 40.115

## LOCATION DETAILS

**Area/Town:** Shandaken

**Lot/Site:** Rural

**Directions:** From Exit 19 Take Route 28 West Until You Pass Phoenicia. Turn Left On Woodland Valley Road, Turn Right On Woodland Valley Road Take Right On Woodland Clove Rd. After The Bridge. Follow Until It Turns Into Ed West And Changes To Dirt Driveway At The End.

**School District:** Onteora Central

**County:** Ulster County

## LISTED BY

**Office Name:** Keller Williams Realty Hv Nort

**Agent Last Name:** Falkowski

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### Contact us

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