



**817 Woodland Valley Road**  
**Phoenicia, NY 12464**  
**For Sale: \$625,000**

Type:	Single Family
MLS#:	20243690
Square Footage:	0
Taxes:	\$3,059
Year Built:	1959

A perfect balance of mid-century modern design and immersion in nature awaits you on one of the most beautiful roads in the Catskills. The design features are everything in this home from the characteristic mid-century details like the extra-tall ceilings and oversized windows to the renovated baths and kitchen with all the modern comforts. Enter into the sunny, open-concept kitchen and living area to be greeted by a wall of windows with views of the Woodland Creek meandering through the trees. The kitchen includes custom cabinetry and built-ins, marble countertops, and updated appliances. Dine with forest views or relax on the couches, enjoying the warmth and crackle of the fireplace made from local river stone —an incredible focal point of the house. The home offers single-floor living and just down the hall are two bedrooms (both with those same picture windows with incredible views of the creek!) and two full baths. The primary bedroom includes a full ensuite bathroom and the second bedroom has a well-designed full bathroom right across the hall. Your private oasis will be the stone patio that extends the length of the back of the home overlooking the creek. Imagine festive dinners with the outdoor fireplace roaring or quiet mornings with only the sound of the water and wind in the trees. This location is particularly ideal for nature lovers, anglers, hikers, and skiers! Whether it's trout fishing in the creek (stocked annually), hiking from the trailhead down the road, or heading to Belleayre or Hunter Mountains (both less than 25 mins away)—this is the perfect jumping off spot to enjoy the Catskills. You are also less than 10 mins to Phoenicia, 25 mins to Woodstock, and just 2 hours from NYC!

### Listing Details

Asking Price: \$625,000	Taxes: \$3,059	Status: Active
Type: Single Family	MLS ID: 20243690	Last Update: 10/17/2024
Added: 136 Day(s) Ago		

### Property Details

Address: 817 Woodland Valley Road	City: Phoenicia	State: NY
Zip: 12464	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 2 full	Fireplaces: 1	Home Style: Mid Century Modern
Year Built: 1959		

### Location Details

Lot Size: 0.47 Acres	Lot Description: Front Yard	Water Front: No
Water Access: No		

### School Details

School District: Onteora

### Heating, Cooling, & Utility Details

Heat Type: Forced Air	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Ceiling Fan(s)		

### Broker Details