



62 Muddy Brook Road
 Phoenicia, NY 12464
 For Sale: \$359,000

Type:	Single Family
MLS#:	20244567
Square Footage:	0
Taxes:	\$1,110
Year Built:	1967

Nestled in the magical small town of Phoenicia in the heart of the Catskill Park rests this special turn-key mountain getaway spot you've been searching for. Here is an impossibly cute and cozy, well-lit, move-in-ready country home in a secluded and private location with arresting mountain views in an enchanted valley! In the highly coveted Woodland Valley sits this authentic log cabin full of vintage rustic charm, including beautiful locally sourced log beams in the spacious and airy open-concept floor plan, a stone fireplace and a stunning enclosed porch. Smart improvements have been made by the seller including a re-do of all of the electric and plumbing, the addition of efficient mini-splits for heating and cooling, and the drilling of a new well. He also updated the kitchen and bathroom. Outside he added a locally sourced stone patio with a marvelous wood-burning hot tub. The overall vibe is uncommonly calm and relaxing. It is also very easy to operate and low maintenance. High speed internet is readily available. For anyone interested in a truly turn-key home, it is possible to discuss the furniture remaining. This adorable home can be your personal magical retreat or a desirable vacation rental - Phoenicia and Woodland Valley are popular draws in all four seasons. Woodland Valley is home to a trout-filled year-round stream and renowned hiking trails. The village of Phoenicia is four minutes away by car and a hub of cultural, culinary and recreational fun, also convenient to all of the major Catskills ski slopes. Woodland Valley is located in the geographic heart of the Catskills and many of its residents have had homes in the Valley for generations, and cute and cozy cabins like this one don't come on the market that often. Whether you are enjoying the views or a soak in the hot tub or claw foot tub or a blazing fire inside or out, or listening to the sounds of the creek and nature, you will find that this is the kind of place that lends itself to both intimate little moments and dreaming big dreams.

Listing Details

Asking Price: \$359,000	Taxes: \$1,110	Status: Active
Type: Single Family	MLS ID: 20244567	Last Update: 1/17/2025
Added: 54 Day(s) Ago		

Property Details

Address: 62 Muddy Brook Road	City: Phoenicia	State: NY
Zip: 12464	County: Ulster	Total Bedrooms: 1
Total Bathrooms: 1 full	Home Style: Cabin	Siding: Frame
Year Built: 1967		

Location Details

Lot Size: 0.31 Acres	Lot Description: Cleared, Gentle Sloping,	Driveway: Gravel
Water Front: No	Water Access: No	

School Details

School District: Onteora	Elementary School: Bennett
--------------------------	----------------------------

Heating, Cooling, & Utility Details

Heat Type: Heat Pump	Water Type: Private	Sewer Type: Septic Tank
Air Conditioning: Heat Pump		