



**28-30 Esopus Avenue**  
**Phoenicia, NY 12464**  
**For Sale: \$925,000**

Type:	Single Family
MLS#:	20251013
Square Footage:	0
Taxes:	\$9,601
Year Built:	1940

Hudson Valley Catskill Region MLS

At the entrance to Phoenicia's picturesque Woodland Valley you will find this amazing one of a kind compound. Current owners have lovingly maintained and renovated almost every part of the property. They have been living in the main house and running a thriving short-term rental business for the past 13 years and were featured in Curbed NY as one of the best vacation rentals in the Hudson Valley. They are now ready to retire and to transfer the property to the new lucky owners. The property includes a main house with three bedrooms and one and a half baths with an expansive eat-in cooks kitchen, beautiful living room with fireplace and a downstairs den. Adjacent to it is a large studio with its own kitchen and lovely sitting porch that can be accessed from the main house or via a separate entrance and would make a wonderful in-law suite. To one side is an independent one bedroom cottage and at the other side a two story independent Zen cottage with a bedroom and loft bedroom. These buildings all share a large yard with a garden, fire pit, shed and an outdoor bar area with a mountain back drop and the sounds of the Esopus River where you can enjoy fly fishing or a cold plunge at a local swim hole only a 3 minutes walk away. The quaint town of Phoenicia has a library that lends out fishing poles and ukuleles, hosts a Sunday farmers market and many annual events as well as being close to three ski resorts. Foodies will appreciate The Phoenicia Diner, Bettina's as well other farm-to-table restaurants. Come view and bring your imagination to how this incredible property may best suit your own individual needs. The 3 rentals can be delivered furnished or unfurnished, with the exception of art work. Most of the main house furniture can be purchased if desired. Please contact the town regarding short term rental regulations.

**Listing Details**

Asking Price: \$925,000	Taxes: \$9,601	Status: Active
Type: Single Family	MLS ID: 20251013	Last Update: 4/22/2025
Added: 3 Day(s) Ago		

**Property Details**

Address: 28-30 Esopus Avenue	City: Phoenicia	State: NY
Zip: 12464	County: Ulster	Total Bedrooms: 7
Total Bathrooms: 4 full, 1 half	Fireplaces: 4	Home Style: Colonial
Community: Other	Basement: Crawl Space	Siding: Vinyl Siding
Year Built: 1940		

**Location Details**

Lot Size: 0.5 Acres	Lot Description: Back Yard, Corner Lot,	Driveway: Driveway
Water Front: No	Water Access: No	

**School Details**

School District: Onteora	Elementary School: Bennett
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**Heating, Cooling, & Utility Details**

Heat Type: Forced Air	Water Type: Public	Sewer Type: Cesspool
Air Conditioning: Ceiling Fan(s)		