



249 High Street  
 Phoenicia, NY 12464  
 For Sale: \$485,000

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 20252683      |
| Square Footage: | 0             |
| Taxes:          | \$3,435       |
| Year Built:     | 1974          |

Set on a wooded bluff above the Esopus Creek, this updated 1974 Cape offers Catskills charm, modern upgrades, and a strong connection to the outdoors. A broad 341 sq ft deck welcomes you at the entry—perfect for gathering, grilling, or simply listening to the seasonal stream that borders the property winds down toward the creek below. Inside, the 1,044 sq ft home features a ground-level bedroom, a great room with bamboo plank floors, and a bay window framing distant mountain views. The open kitchen is fully renovated with custom cabinetry, granite counters, and stainless appliances. A spiral staircase leads to a light-filled mezzanine loft with a window, closets, and space for sleeping, working, or retreating—currently used as a second bedroom. Improvements include a standing seam metal roof (2005), cedar clapboard siding (2008), rebuilt driveway with stormwater management, as well as newer windows. Tucked against over 130 acres of NY State Forest, this tranquil property blends privacy and proximity—just minutes from Main Street Phoenicia and abundant trailheads nearby.

## Listing Details

|                         |                  |                       |
|-------------------------|------------------|-----------------------|
| Asking Price: \$485,000 | Taxes: \$3,435   | Status: Active        |
| Type: Single Family     | MLS ID: 20252683 | Last Update: 7/1/2025 |
| Added: 6 Day(s) Ago     |                  |                       |

## Property Details

|                          |                   |                      |
|--------------------------|-------------------|----------------------|
| Address: 249 High Street | City: Phoenicia   | State: NY            |
| Zip: 12464               | County: Ulster    | Total Bedrooms: 1    |
| Total Bathrooms: 1 full  | Total Rooms: 5    | Home Style: Cape Cod |
| Basement: Full           | Siding: Clapboard | Year Built: 1974     |

## Location Details

|                      |                                       |                             |
|----------------------|---------------------------------------|-----------------------------|
| Lot Size: 2.72 Acres | Lot Description: Gentle Sloping, Many | Driveway: Garage Faces Side |
| Water Front: No      | Water Access: No                      |                             |

## School Details

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

## Heating, Cooling, & Utility Details

|                      |                    |                         |
|----------------------|--------------------|-------------------------|
| Heat Type: Baseboard | Water Type: Public | Sewer Type: Septic Tank |
|----------------------|--------------------|-------------------------|

## Broker Details

|                            |                 |            |
|----------------------------|-----------------|------------|
| Coldwell Banker Timberland | Leighton Ashley | Debra Cook |
|----------------------------|-----------------|------------|