



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

Single Family Type: MLS#: 20252683 Square Footage: \$3,435 Taxes:

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 Type: Single Family

Added: 141 Day(s) Ago

Taxes: \$3,435 MLS ID: 20252683 Status: Active

Last Update: 8/3/2025

Property Details

Address: 249 High Street

Zip: 12464

Total Bathrooms: 1 full

Basement: Full

City: Phoenicia

County: Ulster Total Rooms: 5 Siding: Clapboard State: NY

Total Bedrooms: 1 Home Style: Cape Cod

Year Built: 1974

Location Details

Lot Size: 2.72 Acres

Water Front: No

Lot Description: Gentle Sloping, Many

Water Access: No

Driveway: Garage Faces Side

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