



Hudson Valley, Catskill Region MLS

249 High Street
Phoenicia, NY 12464
For Sale: \$450,000

Type:	Single Family
MLS#:	20252683
Square Footage:	0
Taxes:	\$3,741
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: \$450,000	Taxes: \$3,741	Status: Active
Type: Single Family	MLS ID: 20252683	Last Update: 5/19/2026
Added: 356 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
----------------------------	-----------------	------------