



**68 Garfield Road**  
**Phoenicia, NY 12464**  
**For Sale: \$699,000**

Type:	Single Family
MLS#:	20253063
Square Footage:	0
Taxes:	\$5,003
Year Built:	1994

**WOODLAND VALLEY-PHOENICIA PEACEFUL COUNTRY SETTING** This is PERFECT full-time or weekend home, with mountain views. Windows in all directions provide continuous daylight. Only a very short drive from Main Street, Phoenicia. It's a 1.13 Acre property that's high up with extensive underground drainage systems. It goes across Herdman Road and down a slope to the Esopus with a viewing platform at the top. The house has 1440SF and a 960SF lower level, 3 BRs (4th BR option), 2 Full BAs, open floor plan (kitchen, dining, sitting area), formal dining room, 3 decks and a 3 Car Garage with full length loft. The house is very well insulated with 2x6 walls and solid foam insulation under the siding. Other amenities include a whole house propane generator with 500 gallon homeowner tank, full house ductless A/C system and semi-finished high ceiling lower level. Outside there is a huge lawn recreation area, stainless barbeque, fire pit, exterior security video system and gravel paved driveway/rear yard and RV driveway. All furnishings are available free of charge to the new owner. Located only minutes from the Belleayre Ski Resort and not far from other great Catskills towns like Hunter, Woodstock, Margaretville & more. Make it your own.

## Listing Details

Asking Price: \$699,000	Taxes: \$5,003	Status: Active
Type: Single Family	MLS ID: 20253063	Last Update: 9/12/2025
Added: 211 Day(s) Ago		

## Property Details

Address: 68 Garfield Road	City: Phoenicia	State: NY
Zip: 12464	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Total Rooms: 9	Home Style: Cape Cod
Siding: Block	Year Built: 1994	

## Location Details

Lot Size: 1.13 Acres	Lot Description: Gentle Sloping, Views	Driveway: Gravel
Water Front: No	Water Access: No	

## School Details

School District: Onteora

## Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Private	Sewer Type: Septic Tank
Air Conditioning: Ductless		

## Broker Details

Ruth Gale Realty	Alfred Peavy
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