



Hudson Valley Catskill Region MLS

**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 barbecue, 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