



9 Lilly Avenue
Phoenicia, NY 12464
For Sale: \$325,000

| | |
|-----------------|---------------|
| Type: | Single Family |
| MLS#: | 20261949 |
| Square Footage: | 0 |
| Taxes: | \$2,598 |
| Year Built: | 1950 |

Step into this lovable 1950s waterfront cottage, perched "high and dry" above the water and along a quiet private country lane with dreamy Catskills views galore. Just a few minutes from the enchanting village of Phoenicia, this move-in-ready gem offers easy, low-maintenance living, so you can spend more time enjoying the lifestyle you've been dreaming of. You will love waking to the gentle sounds of nature and the babbling brook just below. Inside, the home is currently set up with an oversized bedroom and a bright, inviting office, but can easily be reimagined as a two-bedroom retreat. With high-speed internet available from both Spectrum and MTC, working from home or in the backyard feels comfortable and effortless. The open floor plan is warm and welcoming, centered around a lovely brick fireplace with a cozy propane insert. Outside, a spacious yard invites you to relax and unwind, complete with a lounging area, fire pit, and shed. The double lot offers endless possibilities - create your dream garden, a dog run, or maybe even an addition. Meander down to the water, a branch of the mighty Esopus, for a refreshing dip, all while enjoying the peace of mind that comes from the house being safely outside the flood zone. When adventure calls, you're moments from some of the region's best fly fishing and swimming holes, as well as miles of scenic hiking trails. Belleayre Mountain is just 15 minutes away, and beloved local spots like Phoenicia Diner, Bettina, Peekamoose, and The Pines are all within easy reach. Immerse yourself in the vibrant local community with events at the Phoenicia Playhouse and marvelous library, and browsing charming shops and the lively weekly farmers market. And when you need a city fix, NYC is just a two-hour drive - or an easy ride via Trailways. This is more than a home, it's your invitation to embrace the addictive magic of small-town living and a life of peacefulness and beauty. #phoeniciany #cottagecore #cabincore #phoenicia

Listing Details

| | | |
|-------------------------|------------------|------------------------|
| Asking Price: \$325,000 | Taxes: \$2,598 | Status: Active |
| Type: Single Family | MLS ID: 20261949 | Last Update: 4/30/2026 |
| Added: 12 Day(s) Ago | | |

Property Details

| | | |
|-------------------------|-----------------|---------------------|
| Address: 9 Lilly Avenue | City: Phoenicia | State: NY |
| Zip: 12464 | County: Ulster | Total Bedrooms: 2 |
| Total Bathrooms: 1 full | Fireplaces: 1 | Home Style: Cottage |
| Basement: Crawl Space | Siding: Frame | Year Built: 1950 |

Location Details

| | | |
|----------------------|---|--------------------|
| Lot Size: 0.43 Acres | Lot Description: Back Yard, Front Yard, | Driveway: Driveway |
| Water Front: No | Water Access: No | |

School Details

School District: Onteora

Heating, Cooling, & Utility Details

| | |
|----------------------|------------------|
| Heat Type: Baseboard | Water Type: Well |
|----------------------|------------------|