



15 Highview Road
Phoenicia, NY 12464
For Sale: \$325,000

Type:	Single Family
MLS#:	20262924
Square Footage:	0
Taxes:	\$3,262
Year Built:	1962

Set in the heart of Woodland Valley along a quiet private road serving only a handful of homes, this spacious one-level home offers mountain views, privacy, and a superb location just five minutes from the village of Phoenicia. Originally a humble cabin, it grew over the years into the home it is today. Open lawn and mature trees create a setting that feels both private and expansive. A wonderfully unruly apple tree will greet you upon arrival. The backyard is a standout feature, with a large, usable lawn and some of the property's best views. Built by local builder and sawmill owner Lew Hallenbeck, the home reflects a piece of Woodland Valley's local history. The original portion of the home retains the dramatic log beams that became a hallmark of Hallenbeck's work. Its handsome creek stone chimney and stonework were crafted by a respected local mason in the family, adding character and showcasing a high level of craftsmanship. Inside, abundant natural light and original details contribute to the home's warmth and personality. A large living room with original hardwood floors, an eye-catching brick fireplace, and built-in bookshelves serves as the main gathering space, complemented by a dining area with a wood stove and a skylit den suited for guests, work, or everyday living. A screened porch overlooks the grounds and provides a quiet place to enjoy the changing seasons. A large attached garage offers flexibility for a workshop, studio, or hobby space, while a separate shed provides additional storage for tools and outdoor equipment. Despite its private setting, high-speed internet is available, and the home's size and layout make it as practical for everyday living as it is for weekends away. With substantial square footage and original architectural details, the home offers ample opportunity for thoughtful updates over time. For buyers willing to make it their own, there is a great deal here to build upon. Wild and beautiful Woodland Valley is cherished for its mountain landscapes, clear streams, and direct access to New York's Forever Wild Forest Preserve. From fly fishing and swimming holes to skiing and the cultural life of nearby Phoenicia, this location places much of what draws people to the Catskills close at hand.

Listing Details

Asking Price: \$325,000	Taxes: \$3,262	Status: Active
Type: Single Family	MLS ID: 20262924	Last Update: 6/15/2026
Added: 15 Day(s) Ago		

Property Details

Address: 15 Highview Road	City: Phoenicia	State: NY
Zip: 12464	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 1 full, 1 half	Fireplaces: 1	Home Style: Ranch
Basement: Crawl Space	Siding: Wood Siding	Year Built: 1962

Location Details

Lot Size: 0.39 Acres	Lot Description: Back Yard, Cleared, Front	Driveway: Garage Faces Front
Water Front: No	Water Access: No	

School Details

School District: Onteora	Elementary School: Bennett
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Heating, Cooling, & Utility Details