



945 Woodland Valley Road
Phoenicia, NY 12464
For Sale: \$500,000

Type:	Single Family
MLS#:	20263149
Square Footage:	0
Taxes:	\$3,624
Year Built:	1940

This stone cottage is known to some locals as a "Peck House", built in 1940 by the builder of several other stone homes along the road. Set along the magical Woodland Creek, it is partially shaded by tall trees but also features a large sunny lawn, perfect for games and sun-bathing after fishing or taking a dip in the creek. Inside, it is both cozy and practical. The original hand-crafted pine kitchen cabinets are beautifully set off by the more recently added soapstone counters. Casement windows and a stone fireplace add to the enchanted cottage feel of the living and dining areas, while the kitchen features stainless steel appliances and lots of storage space. Also on the first floor you'll find an all-purpose room that accommodates closet space, a workshop and the washer and dryer. The home's cozy bedrooms are on the upper level, along with a half-bath off the primary bedroom and a full bath off the hall. The queen-size primary features views of the creek as well as an alcove for a wood stove. The secondary bedrooms offer room for twin beds, double beds, desks or reading chairs, ready for family, guests or working from home. There's a large linen closet and an attic ready to house your off-season clothes and decorations. Additional storage is found in a shed on the back of the house, where the summer furniture and tools can be stashed. Throughout the house, you'll hear the music of the Creek in the background. The Woodland Valley Trailhead, a premier point for accessing the Burroughs Range in the Catskill Mountains, is located in the Campgrounds at the end of the road, while the town of Phoenicia is just off Route 28, minutes from the house. Belleayre Mountain Ski Area is in one direction; Woodstock, Kingston and the Rail Trail in another, all within 30 minutes. The Catskills are teeming with nature and this area is also teeming with activities. Showings begin Saturday, June 13

Listing Details

Asking Price: \$500,000	Taxes: \$3,624	Status: Active
Type: Single Family	MLS ID: 20263149	Last Update: 6/12/2026
Added: 7 Day(s) Ago		

Property Details

Address: 945 Woodland Valley Road	City: Phoenicia	State: NY
Zip: 12464	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full, 1 half	Total Rooms: 8	Fireplaces: 1
Year Built: 1940		

Location Details

Lot Size: 1 Acres	Water Front: No	Water Access: No
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School Details

School District: Onteora	Elementary School: Bennett
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Broker Details

Compass Greater New York, LLC	Honore Connor
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