



Hudson Valley, Catskill Region MLS

60 Muddy Brook Road  
Phoenicia, NY 12464  
For Sale: \$599,000

Type:	Single Family
MLS#:	20263477
Square Footage:	0
Taxes:	\$2,898
Year Built:	1964

Nestled in Woodland Valley, one of the Catskills' most sought-after private mountain enclaves, this charming country retreat offers a seamless blend of rustic character, modern updates, and natural beauty. Set on over 3 wooded acres and just a five-minute drive from the vibrant hamlet of Phoenicia, the property offers a peaceful sense of seclusion while keeping the region's most beloved destinations well within reach. For lovers of freshwater, the picturesque Woodland Valley Creek runs year-round and is within walking distance of the home. A cold, clear trout stream, it eventually flows into the legendary Esopus Creek. With most furnishings included, the home is ready to enjoy from day one, offering an effortless entry into Upstate living. Thoughtfully maintained and extensively improved, this three-bedroom, one-bath home is move-in ready and filled with the warmth that defines classic Catskills living. Recent upgrades, including a new roof, septic system, and updated kitchen and bathroom, allow the next owner to settle in with confidence and ease. Inside, exposed beams, natural wood finishes, a wood stove, and rich paneling create an inviting mountain lodge atmosphere. The living spaces feel cozy yet open, while large windows draw in natural light and frame woodland views in every direction, as well as a recently opened up long view of Woodland Valley mountaintop. Outside, mature trees and abundant wildlife establish a private setting that feels worlds away from everyday life. Here is a home that is equally suited to a full-time residence, a weekend escape, or an investment property. Adventure awaits in every direction. World-class hiking and fishing are minutes away. Belleayre Mountain is approximately fifteen minutes from the property, while Hunter Mountain is within twenty-five minutes. The shops, restaurants, galleries, and cultural attractions of Woodstock are also just a short drive away. Timeless mountain charm, meaningful recent improvements, and an exceptional Woodland Valley location combine to create a rare opportunity to own a piece of the Catskills in one of its most treasured settings. Plus, enjoy the tasteful furnishings that will stay with the house. A 3D Walkthrough Tour is available in the digital Lookbook or by request.

### Listing Details

Asking Price: \$599,000	Taxes: \$2,898	Status: Active
Type: Single Family	MLS ID: 20263477	Last Update: 6/25/2026
Added: 4 Day(s) Ago		

### Property Details

Address: 60 Muddy Brook Road	City: Phoenicia	State: NY
Zip: 12464	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full	Total Rooms: 1	Home Style: Cabin
Basement: Finished	Siding: Frame	Year Built: 1964

### Location Details

Lot Size: 3.12 Acres	Lot Description: Gentle Sloping, Level,	Water Front: No
Water Access: No		

### School Details

School District: Oteora

### Heating, Cooling, & Utility Details