HUDSON VALLEY
REAL ESTATE BROKERAGE



6283-6285 New York 28
Phoenicia, NY 12464
For Sale: $449,000

Type:	Single Family
MLS#:	20263828
Square Footage:	0
Taxes:	$5,108
Year Built:	1992

A great ski house should still be a great house when the snow is gone. This one is. It's a spacious, comfortable Catskills home where everyone ends up, hanging out in the huge living room, lingering over dinner or spilling onto the deck in summer. Belleayre is just 14 minutes away, with most of the drive along a state-maintained road plowed through the night - a serious advantage when you're aiming for first chair on a powder morning. Hunter is within easy reach, and Phoenicia is less than two miles from home. Covered parking makes winter arrivals that much easier. The house is move-in ready for ski season. The house measures 2,636 square feet, and the living room is its defining space, with room for a full house, several conversations at once and long evenings around the wood stove. The Lincoln Log-style architecture and rich knotty pine give the house distinctive Catskills character, balanced by an overall contemporary feel. It is very well insulated and notably quiet inside, adding to its comfort in every season. The eat-in kitchen opens directly to the rear deck, and a skylight draws natural light into the upper level. The large, finished and heated mudroom is especially useful. There is room here for boots, coats, skis, bikes and wet dogs without taking over the rest of the house. Once home to the iconic Yvonne's pie shop, it could also make an excellent office, studio or project room. Its former commercial history may offer possibilities for a home-based business, subject to any necessary local approvals. The first-floor en suite primary bedroom is nicely separated from two additional bedrooms upstairs. A legal lower-level studio apartment has its own entrance and parking, giving guests or extended family genuine privacy. It could also be used as a rental. High-speed internet is readily available, making remote work and longer stays practical. The large garage offers plenty of room for parking, storage, a serious workshop or whatever comes next. Outside, there's an open meadow and a short path to a seasonal stream and quiet meditation glade. In spring, the stream runs and the perennial gardens begin to flower. Summer brings the mature trees into full leaf and even more flowers and color across the property. In fall, the mountain views soften into layers of red, gold and copper. In winter, snow settles across the meadow and the house looks right at home in ski country. After skiing, Phoenicia and the other nearby mountain towns offer a lively après-ski scene. In warmer months, hiking, fishing, swimming and long summer evenings take over. The reasons to be here simply change with the season. Come take a look now while there is still time to get settled in before ski season!

Listing Details

Asking Price: $449,000
Type: Single Family
Added: 118 Day(s) Ago

Taxes: $5,108
MLS ID: 20263828

Status: Active
Last Update: 9/29/2026

Property Details

Address: 6283-6285 New York 28
Zip: 12464
Total Bathrooms: 3 full, 1 half
Siding: Frame

City: Phoenicia
County: Ulster
Home Style: Cabin
Year Built: 1992

State: NY
Total Bedrooms: 4
Basement: Apartment

Location Details

Lot Size: 0.4 Acres
Water Front: No

Lot Description: Back Yard, Cleared,
Water Access: No

Driveway: Garage Faces Side

School Details

School District: Onteora

Elementary School: Bennett