



Hudson Valley Catskill Region MLS

6283-6285 New York 28
Phoenicia, NY 12464
For Sale: \$475,000

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

Some homes simply have a way of growing with the people who live in them. Located less than two miles from the charmed Village of Phoenicia, this one-of-a-kind property combines a spacious multi-level home, an independent lower-level apartment and a former legal commercial space - a rare combination that's becoming increasingly difficult to find in the Catskills. Quality craftsmanship is evident throughout the main residence, a delightful Lincoln Log home. Rich knotty pine walls and ceilings, solid wood finishes and well-proportioned spaces create a home with enduring character and a sense of authenticity that's increasingly difficult to find. One of its defining features is the massive living room - the ultimate hang out space - made even more inviting by a cozy wood stove. The eat-in kitchen opens directly off the living room and onto the rear deck, making al fresco dining a natural extension of everyday life. A first-floor en suite primary bedroom adds flexibility, while abundant windows and a well-placed skylight fill the home with natural light. The independent lower-level apartment, complete with its own entrance and dedicated parking, offers exceptional flexibility for extended family, guests, a dedicated workspace or supplemental rental income. Longtime locals may remember this property as Yvonne's Place, where legendary homemade pies drew visitors from near and far. Even years after the legally operated pie shop closed, people still stopped by asking after Yvonne - a testament to the lasting impression both she and this special property left on the community. Today, her space offers exciting possibilities for a gallery, boutique, studio, office or other home-based business (subject to local approvals). It's easy to imagine the next chapter being every bit as memorable. Outside, decades of thoughtful stewardship are evident everywhere. Set on a generous corner lot bordered by Route 28 and quiet Ernst Road, the property features an expansive meadow-like lawn framed by mature spruce, pine and hardwoods, perennial gardens, a welcoming front porch and a peaceful woodland glade with a seasonal stream. A generously sized detached garage provides ample room for vehicles, hobbies, workshop space or additional storage. With year-round accessibility via Route 28, you're just minutes from Belleayre and Hunter Mountains, the Village of Phoenicia, iconic eateries including the Phoenicia Diner, Bettina, Brio's, The Pines and The Peekamoose, exceptional hiking, world-class fly fishing and countless other Catskills adventures. The property's visibility also supports home-based business use, while nearby bus service provides easy access to both Phoenicia and New York City. Whether you're looking for room to spread out and spread your wings, long term investment versatility, a place to bring generations together, an opportunity to work from home or simply a solid, welcoming Catskills home with uncommon flexibility you'll find something increasingly difficult to come by here: a home with the space, character and flexibility to grow with you. Perhaps the next Catskills story told here - or written here - will be yours.

Listing Details

Asking Price: \$475,000	Taxes: \$5,108	Status: Active
Type: Single Family	MLS ID: 20263828	Last Update: 9/1/2026
Added: 57 Day(s) Ago		

Property Details

Address: 6283-6285 New York 28	City: Phoenicia	State: NY
Zip: 12464	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full, 1 half	Home Style: Cabin	Basement: Apartment
Siding: Frame	Year Built: 1992	

Location Details

Lot Size: 0.4 Acres	Lot Description: Back Yard, Cleared,	Driveway: Garage Faces Side
Water Front: No	Water Access: No	