



Hudson Valley Catskill Region MLS

21 East Street
 Phoenicia, NY 12464
 For Sale: \$279,000

Type:	Single Family
MLS#:	20264399
Square Footage:	0
Taxes:	\$2,914
Year Built:	1958

Location, potential, and a true blank slate in the heart of Phoenicia. Set on approximately .43 acre, this three-bedroom, one-bath ranch offers about 957 square feet of single-level living in an established neighborhood close to everything that makes this Catskills hamlet so appealing. This estate property is being offered as-is and requires a full renovation, creating an opportunity for a buyer to reimagine the home from the ground up and design a personalized weekend retreat, full-time residence, or investment property. Its manageable footprint and straightforward layout provide a strong foundation for a thoughtful transformation. Due to the home's present condition and the anticipated scope of work, cash or renovation-loan financing is preferred. The location is the real standout. Just down the street is Esopus Creek access to relax beside the water or enjoy access to one of the area's recognized public fishing streams. The property is reported to sit outside the currently mapped flood zone, offering an appealing combination of creek proximity and peace of mind. Phoenicia's Main Street shops, restaurants, seasonal farmers market, and community events are all nearby, while the surrounding Catskills provide four-season recreation. Hike the Mt. Tremper Fire Tower Trail, explore the more than 7,300 acres of the Phoenicia-Mt. Tobias Wild Forest, ski or ride the gondola at Belleayre, or reach Hunter Mountain in approximately 16-23 minutes. For the buyer who can see beyond what is here today, 21 East Street is a chance to create something special in one of the Catskills' most desirable small-town locations.

Listing Details

Asking Price: \$279,000	Taxes: \$2,914	Status: Active
Type: Single Family	MLS ID: 20264399	Last Update: 8/7/2026
Added: 30 Day(s) Ago		

Property Details

Address: 21 East Street	City: Phoenicia	State: NY
Zip: 12464	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full	Home Style: Ranch	Basement: Full
Year Built: 1958		

Location Details

Lot Size: 0.43 Acres	Water Front: No	Water Access: No
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School Details

School District: Onteora

Broker Details

Keller Williams Realty HV Nort	Teresa Falkowski
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