



SHANDAKEN

40 Schweitzer Road, Phoenicia, NY, 12464

<https://stevhubbardrealestate.com>

\$625,000

This very special 3 bedroom, 2 bath contemporary home in a pretty and private country setting is surrounded by mountains and wood and yet is brilliant with light on a sunny day. This beautiful home offers a most serene, restorative, relaxing experience every day - rain or shine. The open floor plan and surrounding decks are perfect for easy everyday living or entertaining, reading a book or writing one. You don't feel like sitting around? How about a 3 minute walk for a swim at Silver Hollow Creek or maybe fishing or a picnic or maybe even more sitting around just listening to and watching the water flow by. Feeling a little more energetic? How about a hike on one of this areas many world class hiking trails just minutes away. Great skiing is nearby, too. The Village of Phoenicia is about 3 miles down the road and is as charming as you will find anywhere. The walkout basement of this eco-friendly home is a clean dry open space with great potential for a shop or a studio or for residential expansion. It is a smart home that has been and could easily continue as a great bnb with potential earnings of \$50k to \$60k annually. The home is being offered furnished. You will find no better opportunity to enjoy to the fullest this magnificent countryside. Come take a look.

MLS #: 20210911

Listing Category: Residential

Acreage: 2

Age: 1-5

Bathrooms: 2

Half Baths: None

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

SqFt 1st: 1232

Family Room Room Size: 10x15

Dining Room Room Size: 11x13

Bedroom 1 Room Size: 12x13

Bedroom 3 Room Size: 13x22

Zone: R1.5

Area: 1,680 sq ft

Year built: 2016

Bedrooms: Three

Full Baths: Two

Total Rooms: 6

Dining Room Level: 1

Family Room Level: 2

Bedroom 2 Level: 1

Den Level: 2

Living Room Room Size: 13x20

Kitchen Room Size: 12x13

Den Room Size: 10x15

Bedroom 2 Room Size: 11x12

Lot: 20

Basement: Full, Walk Out, Interior Access, Concrete Floor, Unfinished

Basement Room Size: 1680

INTERIOR FEATURES

Kitchen Description: Gourmet

Appliances: Dishwasher, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer

Fireplace Description: Free Standing

Wood Stove: Freestanding, Wood

Additional Interior Features: Insulated Doors, Low E Windows, Sliding Glass Doors, Air Filter, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heating Fuel: Electric, Wood Assist

Plumbing: Mixed

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type:

Driveway: Gravel

Style: Contempo, Arts And Crafts

Color: Taupe

Porch: Deck

Other Buildings: Shed

Views: Mountain, Panoramic

Lot Dimensions: Varied

LOCATION DETAILS

Area/Town: Shandaken

Lot/Site: Rural

Directions: From Phoenicia Village Take Route 214 North Toward Hunter. Turn Right Onto Silver Hollow. At Far Side Of Bridge Turn Left And Then Right Onto Schweitzer. Continue To 40 On Right.

LISTED BY

Office Name: Hubbard, Steve Real Estate

Agent Last Name: Hubbard

Survey: Y

Kitchen Description: Breakfast Bar, Eat - In, Gourmet, Island, Pantry

Flooring: Ceramic, Cork

Fireplace Location: Living Room

Cooling/Air Conditioning: Ceiling Fan, Window Unit

Water: Drilled Well

Electricity: 200 Amps

Garage/Parking Extras: Driveway

Style: Contempo

Construction: Frame/mod, Frame/stick

Siding: Board & Bat, Wood

Roof: Asph Shingle

Lot Features: Landscaped, Private, Rock Outcrop, Slope-gently, Slope-moderate, Wooded

Additional Exterior Features: Landscaped

School District: Onteora Central

County: Ulster County

Agent First Name: Steve

Post Updated: 2023-12-10 17:16:36



CALL US NOW

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