



## SHANDAKEN

40 Schweitzer Road, Phoenicia, NY, 12464

<https://stevehubbardrealestate.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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