

# \$385,000 - 23 Andrew Lane,

MLS® #20232726

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## \$385,000

2 Bedroom, 1.00 Bathroom, 665 sqft  
Residential on 1 Acres

N/A, , NY

Nestled in the hills of Mount Tremper, just minutes from ever popular Phoenicia and Woodstock is 23 Andrew Lane or Wildcat Mountain Cabin – a renovated 1940s classic Catskills cabin that backs up to thousands of acres of protected lands. The cabin is set back above the private lane and is sited in front of a seasonal brook, the perfect spot to read a good book under the shade of the willow tree. Relax by the campfire on a summer evening while taking in the sights and sounds of nature. The owner has lived in the cabin and as a result has carefully converted it into a very functional and efficient, year-round retreat which boasts smart renovations that focus on the long term. Casual yet sophisticated, this charming cabin feels much larger than its footprint. So much care, thought, and attention to detail went into the cabin, which is unquestionable once you see it in person. Inside you’ll find a tidy, refreshed kitchen with a gas stove, enough space to eat-in, and a washer/dryer. The inviting living room is perfectly framed by rustic wood beams, creating a relaxing and warm setting. The pine-paneled walls are anchored by the toasty wood burning fireplace insert and brick mantle, complemented by the original wide plank hardwood flooring throughout. Take a nap in the hammock that’s perfectly placed in the screened porch. Each bedroom is stylishly appointed and features original, antique doors (including closet doors). The gut renovated bathroom with a large



perfectly tiled shower and flooring creates a stylish space in which to begin your day. The Wildcat Mountain Cabin features an on demand hot water heater, new insulation, new metal roof, new septic, significant landscaping, new stonework, plenty of attic storage, and more. This wonderful cabin has everything you need for the perfect getaway – either for yourself or as an income generating property. Located just down the road from fine dining and cocktails at Foxfire Mountain House, The Emerson Resort & Spa, and a short drive to the beloved Phoenicia Diner, The Pines, and world-class restaurants, hiking, swimming, skiing, fishing, local farm stands, and shopping to keep busy year-round. Indoor/outdoor furniture available under a separate cash purchase. NOTE: This gorgeous Catskills cabin is available for sale on its own, or can be purchased with 29 Andrew Lane, adjacent to this property. Enjoy affordable property taxes, just \$1,942 ANNUALLY!

Built in 1949

### Essential Information

MLS® #	20232726
Price	\$385,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	665
Acres	1.40
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
MLS	ucbr_sold

### Community Information

Address	23 Andrew Lane
Area	Shandaken
Subdivision	N/A
County	Ulster
State	NY
Zip Code	12457

### **Amenities**

Parking	Shared Driveway
Is Waterfront	Yes
Waterfront	Creek, Other

### **Interior**

Interior Features	Eat-in Kitchen, High Speed Internet
Appliances	Water Heater, Washer, Tankless Water Heater, Refrigerator, Range, Instant Hot Water, Exhaust Fan, Electric Water Heater, Dryer
Heating	Baseboard, Electric, Wall Furnace, Wood
Has Basement	Yes
Basement	Crawl Space
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

### **Exterior**

Exterior	Frame, Wood Siding
Lot Description	Landscaped
Roof	Metal
Construction	Frame, Wood Siding

### **School Information**

District	Onteora Central
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### **Additional Information**

Date Listed	September 19th, 2023
Days on Market	303
Zoning	R1.5