

\$279,000 - 3516 Route 28, Shokan

MLS® #20233350

\$279,000

2 Bedroom, 1.00 Bathroom, 1,388 sqft
Residential on 2 Acres

N/A, Shokan, NY

Nestled on 1.6 acres of lush wooded land with seasonal views and a gently flowing stream, this charming residence at 3516 Route 28 exudes vintage allure. Adjacent to 156 acres of protected land, this home is a haven for outdoor enthusiasts, with easy access to the Ashokan Reservoir trails just minutes away and a convenient 25-minute drive to Belleayre for skiing and an array of mountain activities. Step into a welcoming enclosed porch, enveloped by rich wood paneling and expansive windows, setting the tone for warmth and comfort. The living room boasts a classic stone fireplace and seamlessly transitions into the recently updated kitchen. A luminous dining room opens to a spacious flagstone patio, an ideal setting for al fresco dining or creating a cozy fire pit. Discover two bedrooms off the living room, one of which leads to a bonus room—perfect for a home office or guest overflow. The full bathroom features vintage tile and fixtures, while the adjacent laundry/mechanical room opens to the expansive yard. A two-car garage not only provides ample storage but also offers potential with an additional space above, accessible via exterior stairs—a canvas awaiting transformation into a studio, workshop, or home office. Conveniently located on Route 28 in Shokan, this property places you in the heart of the region's best towns for dining and shopping, with Phoenicia and Woodstock just 12-15 minutes away and Kingston a short 20-minute drive. Enjoy the



perfect blend of tranquility and accessibility, all within a two-hour drive from the vibrant energy of NYC. This is not just a home; it's an invitation to embrace the charm and adventure of the Catskills. Currently the house is winterized. Water is turned off, Furnace is non-function. This will not qualify for conventional financing cash or 203k only.As-is

Built in 1920

Essential Information

MLS® #	20233350
Price	\$279,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,388
Acres	1.60
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
MLS	ucbr_sold

Community Information

Address	3516 Route 28
Area	Olive
Subdivision	N/A
City	Shokan
County	Ulster
State	NY
Zip Code	12481

Amenities

# of Garages	2
View	Mountain(s), Other

Interior

Heating	Oil, Radiant
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior	Vinyl Siding
Roof	Asphalt, Shingle
Construction	Vinyl Siding

School Information

District	Onteora Central
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Additional Information

Date Listed	November 17th, 2023
Days on Market	282
Zoning	03 - RE1