

\$599,000 - 69 Winnie Road,

MLS® #20231443

\$599,000

3 Bedroom, 2.00 Bathroom, 2,394 sqft
Residential on 1 Acres

N/A, , NY

This unique Catskills contemporary has a warm, wonderful, welcoming vibe that requires a visit to truly appreciate. Set on a wooded acre off a winding country road mid-way between the villages of Woodstock and Phoenicia, it's in the perfect spot - you can breakfast in Phoenicia, spend your day in Catskill Park, and go out at night in Woodstock. This home offers plenty of room (2,394 square feet) and privacy. Originally built in 1949 it was recently renovated with contemporary farmhouse flair and offers 3 bedrooms, 2 baths, an office and a den (both of which can be used as additional bedrooms or guest bedrooms), a country kitchen, dining room, separate laundry room, and an open living room and breezeway area that have been tied together for space and flow. The kitchen, the center of the first floor, is a wonderful place to cook, with beautiful wood countertops, a wide galley layout, tile that serves as art, and easy access to the living room and dining room. Game nights, movie nights, cocktail parties and dinner parties are a delight to host here. There are two stairways to the second floor that lead to warm, inviting bedrooms and the office. The two stairs combined with the clever layout create a feeling of cozy tranquility no matter which room you're in. There's space for all your toys and hobby supplies in the garage and the seasonal views of the mountains and the Esopus Creek could be made year-round with some clearing! Come visit this mountain



escape - we promise you'll want to stay.
Seasonal views of the mountains and the
Esopus Creek could be made year-round!
Centrally located, just minutes to the Rail Trail
in Boiceville, Phoenicia, Woodstock and easily
accessible to Kingston. 1.42 acre lot next to
this property is available to purchase alongside
for \$664k combined, bringing more privacy
and a total acreage of 2.35

Built in 1949

Essential Information

MLS® #	20231443
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,394
Acres	0.93
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Farmhouse
Status	Closed
MLS	ucbr_sold

Community Information

Address	69 Winnie Road
Area	Shandaken
Subdivision	N/A
County	Ulster
State	NY
Zip Code	12457

Amenities

Parking	Driveway
# of Garages	2
View	Mountain(s)

Is Waterfront Yes

Interior

Interior Features High Speed Internet

Appliances Water Heater, Range Hood, Range, Exhaust Fan, Electric Water Heater, Dishwasher

Heating Forced Air, Oil

Has Basement Yes

Basement Partial

Fireplace Yes

Fireplaces Living Room, Wood Burning

Exterior

Exterior Frame, Other

Lot Description Level, Private, Wooded

Roof Asphalt, Shingle

Construction Frame, Other

School Information

District Onteora Central

Additional Information

Date Listed May 26th, 2023

Days on Market 405

Zoning R1.5