

PROPERTY:

6300 Route 28, Phoenicia NY
<https://www.norsdaleforsale.com>
<https://youtu.be/hKtZScS3POk>

NORSDALE | PHOENICIA

Unique opportunity to own Norsdale in Phoenicia – a completely renovated, totally turnkey, colorful catskills property offering two buildings, 9.6 acres, plenty of color, lots to explore, and so much more!

9 Bedroom | 6 Bathroom | 2,816 SQ/FT
9.6 Acres | \$3,901 School Tax | \$3,399 General Tax
\$1,495,000

Highlights

- Turn Key
- Wood burning Fireplace
- Bar/Study area
- Game Room
- Sky lights
- 2 Car Garage
- Fire Pit
- Lawn Games
- Space for Pool
- Fully Furnished
- Automated Booking System
- Keyless Entry
- Website, Instagram, & Airbnb Account
- All Future Confirmed Bookings

Main House Details

5 Bed | 2 Bath | 1,710 Sqft

- Septic Location: in front of front steps (2020)
- Septic Installed: 2020
- Septic size: 1,250 Gal
- Heating system: Radiators Age: Unknown
- Heating system fuel: Oil
- Location of Oil tank: Basement
- Location of Well: Under back deck
- Roof age: 2015
- Internet Provider: Spectrum

CMYK Guest Suite Details

4 Guest Suites | 4 Bath | 1,106 SqFt

Each Suite 250 SF | Utility Room: 102 SF

- Septic Location: in front of blue room (2020)
- Leach Field: sunken area in front of motel
- Septic Installed: 2020
- Septic size: 12,510 Gal
- Heating system: Mini Splits Age: 2020
- Heating system fuel: Electric
- Location of Well: Well is shared with the main house, from under the back deck. Two pumps in the basement, West pump goes to suites. Water tank in utility closet of suites.
- Roof age: 2013



Access: Please use Showingtime to book

The information above was largely provided by the seller and should be verified by the buyer's agent.

Improvements

HOUSE (2018-2021)

- New Garage Doors will be installed Sept/Oct
- Upgraded electrical: all wiring, light fixtures
- Replaced block to rear of house
- Installed french drains, pumps to basement
- Ducted air-conditioning
- Sanded, polished floors
- Full bathroom fitout
- New kitchen cabinetry, countertop
- Rebuilt and stabilized back decking
- Rebuilt front staircase, new front door
- Installed hot tub
- Repainted, wallpapered, furnished throughout
- Installed guttering
- Repainted exterior
- Refurbished chimney, fireplace
- Installed Laundry

CMYK GUEST SUITE (2019-2021)

- Full interior demo and rebuild
- Stabilized crawlspace
- New doors, windows
- Spray insulation
- Rebuilt decking
- Installed guttering
- All new electrical, plumbing, hot water
- New bathroom fitout
- New split system heating/cooling
- Repainted exterior
- Installed laundry

LANDSCAPE (2018-2021)

- New septic system (House + Guest Suites)
- New well pump and water lines - extended well casing, new lines to Guest Suites
- Improved runoff/drainage system
- Installed fire pit, pathways
- New driveway, parking for Guest Suites
- Removed dead trees, planted new screening conifers

Operating Costs

- See Investment & Expense Analysis

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