



**OLIVE**  
307 Peck Rd, Shokan, NY 12481

<https://gristmillrealestate.com>

**\$796,000**

Back on the Market with Price Improvement and subdivision approved by the Town of Olive. Upgraded 200 amp electrical service in the house and now, 100 amp service in the garage. This Dutch Gambrel Colonial (c.1925) offers views of the Ashokan Reservoir Basin and High Point Mountain, and sits on 5 pristine acres — a perfect encapsulation of what it means to live in the Catskills. Passed down, and meticulously cared for by one family—each generation savoring it as much as the previous (98 years & 4 generations!). Such charm and original beauty is rare. Stepping stones lead you to a covered entry porch, and into a gracious foyer covered en toile. A charming stairway, circular flow, and higher ceilings immediately draw you in. Step left for dinner with friends by a crackling fire, or step right onto rich hard wood floors and a grand Living Room with a glass sliding door that opens to a deck and marvelous views beyond. Just off the living room are spaces to entertain, or to be alone in quiet solitude—a bright sun room or the huge deck each surrounded by magical locust trees and wide open skies. Hot cocoa in the sunroom in winter—or, BarBQ overlooking the landscape spring, summer, and fall. There's a bath on the first floor, the kitchen has the original porcelain sink and drain board flanked by light blue, built-in country cabinetry. From the kitchen window, gaze out at end-to-end mountains set below a rising sun reflecting delicious colors off the reservoir. This is the first time this 4 bedroom, 2 bath home has been on the market since it was originally built by the Peck family. Upstairs, just off a precious landing, are 4 bedrooms and a full bath. Windows let in light galore. Look out over the stone walls and wild flowers by day and enjoy quiet restful nights. There's a full basement, 3 car garage, and storage shed. You are smack dab in the Catskills yet 15 minutes to Woodstock or Phoenicia. Close to skiing, mountain climbing, summer swims at Pine Hill Lake, The Rail Trail, or gourmet dining and shopping. There are also myriad hiking trails—and you could become a member of the Catskill 3500 club (33 peaks!?). This untouched piece of history is ready for your imagination and updates. This is a special home in a unique location with an eye out to the world of the Hudson Valley that you just might not want to leave.

**MLS ID:** 20230286

**Status Category:** Active

**Zone:** 05- Rr3

**Survey:** Y

**Age:** 61-100

**Full Baths:** One

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**SqFt 2nd:** 943

**Listing Category:** Residential

**Area, sq ft:** 2051 sq ft

**Acreage:** 5.3

**Year built:** 1925

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 1, 108

**Living Room Room Size:** 25 X 15

**Kitchen Room Size:** 11.5 X 11.5

**Bedroom 1 Room Size:** 13.5 X 11.5

**Bedroom 3 Room Size:** 11.5 X 13.5

**Basement:** Full

**Status:** [2](#)

**Date added:** Added 1 year ago

**Dining Room Room Size:** 11 X 13

**Bedroom 2 Room Size:** 11.5 X 11.5

**Bedroom 4 Room Size:** 11.5 X 11.5

**Other Rooms:** Florida Sun Room

**Virtual Tour:** <https://youtu.be/KysstjUKLIw>

## INTERIOR FEATURES

**Kitchen Description:** Country

**Flooring:** Hardwood

**Fireplace Location:** Dining Room

**Additional Interior Features:** Storm Windows, Insulated Windows, Sliding Glass Doors

**Appliances:** Dryer, Range, Refrigerator, Washer

**Fireplace Description:** Wood

**Miscellaneous Features:** French Doors, Security System

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Electric

**Plumbing:** Copper

**Sewer:** Septic-ingr.

**Heating Fuel:** Oil

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Colonial

**Construction:** Frame/stick

**Porch:** Deck, Open

**Other Buildings:** Shed

**Views:** Mountain, Water

**Lot:** 2.100

**Garage/Parking Extras:** 3-car

**Style:** Colonial

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Slope-gently, Wooded

**Lot Dimensions:** 5.30 Acres

## LOCATION DETAILS

**Area/Town:** Olive

**Lot/Site:** Rural

**Directions:** From Woodstock: 28w, To Right On Bostock Road, Then Right On Peck Road. Approx 1 Mile At Corner Of Eagle Ridge Rd. No Sign.

**School District:** Onteora Central

**County:** Ulster County

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-wdst

**Agent First Name:** Nancy

**Agent 2 First Name:** Spencer

**Office 2 Name:** Bhhs Hudson Valley Prop-wdst

**Agent Last Name:** Keller Bacon

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### Contact us

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