



**WOODSTOCK**  
102 Silver Hollow Rd #120, Willow, NY 12495

<https://gristmillrealestate.com>

**\$2,600,000**

Welcome to 120 Silver Hollow Road, a large-scale 16 acre, very private, manicured compound with abundance of specimen trees, mature plantings, stunning views of surrounding mountains with refined residential luxury living. All within the Woodstock NY hamlet of Willow and only 90 minutes from Manhattan. The property consists of three structures - a 3 bedroom, 2.5 bath totally gut renovated main house, a renovated vintage barn and a separate Adirondack style guest house that comfortably sleeps four adults and two kids. The main house is a storybook mountain house that evolved over the years from its 19th century roots. A team of NY designers refined and edited the existing structure, giving the space modern clean lines within the traditional farmhouse palette. The house has an abundance of natural light and creature comforts, with its large-scale windows, open spaces, modern baths, quartz chef's kitchen with expansive island and top of the line appliances, entirely new systems, quartz wet bar, Restoration Hardware fixtures, heated master bath floor, walk in master closet with self-dimming lights, and many more. The guest house serves as both fun attraction for weekend guests or income-generating second residence, that's situated far enough away from the main house to give everyone their own sense of privacy and unique connection with the land. The antique barn was stripped down on the inside and fully resurfaced to provide the perfect get away for home office, art studio or bar, with dimming Restoration Hardware ceiling lights, new shiplap walls, wet/dry flooring and new heating/cooling system. Imagine the parties you'll have just a stone's throw from the main house and pool area. Additional important attractions within the 16 gated acres of the property include the pool area, enclosed garden and stone firepit in the lower field. The pool is perfectly sited to take full advantage of the mountain views and becomes the ideal place for Summer activities with its quaint pool shed, mature gardens and large patio areas. For the gardener a lovely gated-garden area exists in the lower field along with a stone firepit for Fall gatherings. Additionally, on the property are running streams, a small spring-fed pond and many walking paths that traverse through the endless woods.

**Addendum:** Rare, turnkey estate in Willow, a coveted hamlet of Woodstock, surrounded by mountains, on 16+ acres with pool, barn and guest house. A picture-perfect main home, rustic, reimagined 2 BR guest house, and ultimate live/work 19th century barn studio. A one of a kind retreat to decompress, entertain, and enjoy the serenity of nature. Recently updated with unrivaled craftsmanship by a talented design team. There's a beautifully sited in-ground swimming pool and entertainment area, designed to take advantage of the awesome mountain views. Lush mature and unusual trees and plantings, park-like grounds and expansive bluestone patios, all contributing to the tranquil feel of the property. The thoughtfully curated contemporary farmhouse, features 3 bedrooms, 2.5 baths, and a spacious living/dining area on the main level. Soaring ceilings, pinewood floors, and expansive windows fill the home with light and open to a glorious stone patio, perfect for indoor/outdoor living and a dramatic backdrop for a glass of wine while looking at the mountains and lush meadows. The main floor's open concept design includes a custom, double-sided black granite and shiplap fireplace and wet bar. The gourmet chef's kitchen features a quartz island and countertops, stainless steel appliances, and plentiful cabinetry. The bedrooms are upstairs, and the master bedroom includes a custom walk-in closet with self-dimming lighting. The ensuite bath features heated marble floors and custom cabinetry, a large glass-enclosed shower, and glorious claw-foot tub. Walk down a meandering path from the main home, and find the private, restored rustic 2-bedroom guest house with a romantic stone fireplace, sleeping loft, kitchen, laundry area, and

full bath. A short walk to light-filled 1890's barn, 22'X24" open space, totally restored, can serve as year round heated/cooled art studio, workshop or home office. This stunning, enchanting, expansive property also features a creek and, spring-fed pond, and many acres of woods. All within a short driving distance to Woodstock, Phoenicia, and Kingston, as well to the skiing destinations of Hunter, Belleayre, and Windham.

**MLS ID:** 20231112

**Status Category:** Active

**Zone:** R-5

**Survey:** Y

**Age:** 6-10

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 1

**SqFt 2nd:** 912

**Kitchen Room Size:** 9' X 10'4'

**Bedroom 1 Room Size:** 12'3"x15'4"

**Bedroom 3 Room Size:** 12'3"x8'8"

**Attic:** Storage

**Amenities:** Garden Area, Pool-in Ground

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 2700 sq ft

**Acreage:** 16.22

**Year built:** 2011

**Bedrooms:** Five

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 3

**SqFt 1st:** 1044

**Living Room Room Size:** 19 X 17'3"

**Dining Room Room Size:** 17'3"x10'8"

**Bedroom 2 Room Size:** 12'1"x10'5"

**Basement:** Full, Partial

**Other Rooms:** Workshop

**Virtual Tour:**

<https://iplayerhd.com/player/video/6a933e2b-a770-477d-8424-2a9e1b3e5fcd/share>

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer, Energy Star Appliances

**Fireplace Description:** Brick, Stone, Wood

**Cooling/Air Conditioning:** Ceiling Fan, Window Unit

**Flooring:** Ceramic, Hardwood, Wood, Radiant

**Fireplace Location:** Kitchen, Living Room

**Additional Interior Features:** Insulated Doors, Insulated Windows, Walk In Closets, Master Bath, French Doors, Whirlpool Tub, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Baseboard, Hot Water

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** 2

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Farm House

**Construction:** Frame/stick

**Porch:** Open, Patio

**Other Buildings:** Barn, Guest House, Shed, Studio, Workshop

**Views:** Meadow, Mountain, Creek

**Additional Exterior Features:** Inground Pool, Landscaped, Outside Lighting, Fence, Paved Walkway

**Lot:** 100

**Driveway:** Gravel

**Style:** Cottage, Farm House

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Level, Meadow, Pond, Private, Secluded, Slope-gently

**Water Features:** Creek, Pond

**Lot Dimensions:** 16.22

## LOCATION DETAILS

**Area/Town:** Woodstock

**Elementary School:** Woodstock K-3

**School District:** Onteora Central

**Lot/Site:** Rural

**County:** Ulster County

**Directions:** From Woodstock, Rt. 212 West Past Willow Sign,  
Bear Right Onto Eighmey Road And Then Right @ Silver Hollow.  
House On Right.

## LISTED BY

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