



## WOODSTOCK

21 Mamoud Hills Rd, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$1,315,550**

Your home search ends here. This modern 3B/2.5BR home located in the destination Town of Woodstock, includes an expansive open floor concept, chef's kitchen with Energy Star stainless steel appliances, porcelain kitchen island, incredible closet space throughout, washer/dryer, large energy-efficient windows, and sprawling engineered hardwood flooring various upgrades available including smart home technology, custom rooms and finished basements. This spacious new construction, to be built by Welcome Homes, is conveniently located 10 minutes to Kingston, 15 minutes to Woodstock or Saugerties. Under 2.5 hours to Manhattan. Welcome Homes makes it easier to build your dream home. The tech-enabled home developer streamlines the entire process into three simple steps and offers guaranteed all-in pricing before ever breaking ground and a total coverage warranty on the final build. Finished with custom cabinetry, luminous subway tile backsplash, and stainless steel appliances, the gourmet chef's kitchen is the centerpiece of the first floor. Seated at the large center island, easily view the living and dining area as natural light flows through the sliding glass doors that open to the outdoor deck. The home's high-end infrastructure includes high-efficiency plumbing, a geothermal heating system, smart home technology, and a Ring security system. Off the kitchen hosts an office, a spacious mudroom with lots of storage, and a full laundry room with a built-in sink, standard W/D with Kohler upgrade options. Upstairs, a generous primary suite serves as a multifunctional escape with enough space for a king-sized bed, a desk, a dedicated lounge area, and a private terrace overlooking the lush landscape below. The primary walk-through closet finished in durable LVP flooring leads to the primary ensuite with a fully tiled walk-in shower, double vanity, water closet, and ample space for a stand-alone tub. The secondary and guest bedrooms comfortably fit a queen-size bed with a strategically placed shared bathroom that is beautifully tiled. Welcome home. The land can also be purchased separately- see MLS #20231975

**MLS ID:** 20232560

**Status Category:** Active

**Zone:** R5

**Year built:** 2023

**Bedrooms:** Three

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**SqFt 1st:** 1590

**Other Rooms:** Office

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 2892 sq ft

**Acreage:** 8.54

**Age:** New Construction

**Bathrooms:** 3

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Basement:** Full, Unfinished

**Total Rooms:** 7

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Oven-double, Range, Range Hood, Refrigerator, Washer, Energy Star Appliances

**Cooling/Air Conditioning:** Central

**Flooring:** Ceramic, Hardwood

**Additional Interior Features:** Insulated Windows, 9 Ft. Ceilings, Sliding Glass Doors, Washer Connection, Gas Dryer Connection

## UTILITIES

**Heat Source:** Forced Air, Zoned

**Hot Water:** On Demand

**Electricity:** Underground

**Utility Level:** 2

**Heating Fuel:** Propane

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Style:** Farm House

**Siding:** Cement/hardiboard

**Roof:** Asph Shingle

**Views:** Seasonal

**Lot:** 2.100

**Garage/Parking Extras:** 2-car

**Style:** Farm House

**Construction:** Frame/stick

**Porch:** Deck

**Lot Features:** Rock Outcrop

**Lot Dimensions:** 8.54

## LOCATION DETAILS

**Area/Town:** Woodstock

**County:** Ulster County

**School District:** Kingston Consolidated

**Directions:** From Kingston, Head North On Sawkill Road, Mamoudhills On Left Hand Side. Look For Signs.

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

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