



**WOODSTOCK**  
39 Mamoud Hills Rd, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$1,251,440**

This 4BR/4BA colonial is located in the destination Town of Woodstock. Rich in historical influence, this home embraces traditional colonial design with a modern appeal. Classic architecture reinvented through fresh eyes, this home features clean lines, an open floor plan, ornate details, and sleek finishes. This sophisticated 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 luxury home builder 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. The living room is one of the centerpieces of the house, easily accessed from the kitchen area or the staircase leading to the second floor. From this space, you are able to enjoy the seamless transition from indoors to outdoors through large, double-exposure sliding glass doors. The kitchen comes fully equipped with high-quality appliances, with the option to upgrade to a beautiful, integrated refrigerator system that fits harmoniously within the custom cabinetry. The kitchen features a large island with ample seating overlooking your living, dining, and outdoor spaces. The oversized primary suite is a modern, sophisticated, and private space for multi-generational families, guests, or whomever you care to host. Positioned at the front of the home, the suite's four large windows allow plenty of natural light with an en-suite bathroom featuring double vanities, a floating tub and walk-in shower. The land can also be purchased separately - see MLS #20231973

**MLS ID:** 20232562

**Status Category:** Active

**Zone:** R5

**Year built:** 2023

**Bedrooms:** Four

**Full Baths:** Four

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 2013

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 2965 sq ft

**Acreage:** 7.93

**Age:** New Construction

**Bathrooms:** 4

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other Rooms:** Office, Utility Room

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Oven-built In, Range, Range Hood, Refrigerator, Washer

**Fireplace Description:** Wood

**Flooring:** Ceramic, Hardwood

**Fireplace Location:** Living Room

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Windows, Walk In Closets, 9 Ft. Ceilings, Sliding Glass Doors

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** On Demand

**Electricity:** Underground

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Style:** Colonial

**Siding:** Vinyl

**Lot Features:** Rock Outcrop, Wooded

**Lot Dimensions:** 7.93

## LOCATION DETAILS

**Area/Town:** Woodstock

**County:** Ulster County

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent First Name:** Rodney

**Agent 2 First Name:** Paige

**Miscellaneous Features:** French Doors

**Heating Fuel:** Propane

**Water:** Drilled Well

**Sewer:** Septic-ingr.

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

**Style:** Colonial

**Construction:** Frame/stick

**Roof:** Asph Shingle

**Views:** Seasonal

**Lot:** 2.200

**School District:** Kingston Consolidated

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

**Office 2 Name:** Howard Hanna Rand Realty

**Agent Last Name:** Batista

**Agent 2 Last Name:** Mcclintock



### Contact us

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