



## WOODSTOCK

41 Mamoud Hills Rd, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$1,740,540**

This 4BR/5BA modern farmhouse ranch is located in the destination Town of Woodstock,. The Homestead is a luxurious spin on the traditional ranch farmhouse. This design balances rustic country style with contemporary details for a bold yet sophisticated finish. Inspired by southern architecture, this home design is adorned with classic details, rich in history. Designed to feel like a getaway, the Homestead is the perfect combination of modern simplicity and rustic charm. This home is a must-have for those who enjoy hosting with an open-concept floor plan, double height common rooms, and a beautiful outdoor deck. 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. Featuring custom horizontal cabinetry, this kitchen accentuates the home's expansive layout. The kitchen comes fully equipped with high-quality GE appliances, Kohler fixtures with luxury options available. The massive center island and butler's pantry offer a more casual entertaining space that ties the kitchen area into the living space making this a cohesive and functional space ideal for entertaining. The land can also be purchased separately - see MLS #20231976

**MLS ID:** 20232563

**Status Category:** Active

**Zone:** R5

**Year built:** 2023

**Bedrooms:** Four

**Full Baths:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 1

**Other Rooms:** Office, Breezeway

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 4025 sq ft

**Acreage:** 8.99

**Age:** New Construction

**Bathrooms:** 5

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**SqFt 1st:** 4025

**Total Rooms:** 8

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Ceramic, Hardwood

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

**Fireplace Description:** Wood

**Fireplace Location:** Living Room

**Miscellaneous Features:** Ceiling-beamed

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** On Demand

**Electricity:** Underground

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Style:** Farm House, Ranch

**Siding:** Cement/hardiboard

**Lot Features:** Rock Outcrop

**Handicap Accessible:** Yes

**Lot:** 2.300

## 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

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Windows, Walk In Closets, Skylights, French Doors, Washer Connection, Gas Dryer Connection, Garage Door Opener, Smoke Detector

**Heating Fuel:** Propane

**Water:** Drilled Well

**Sewer:** Septic-ingr.

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

**Style:** Farm House

**Construction:** Frame/stick

**Roof:** Asph Shingle

**Views:** Seasonal

**Lot Dimensions:** 8.99

**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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