



**WOODSTOCK**  
603 Wittenberg Rd #607, Mt Tremper, NY 12457

<https://gristmillrealestate.com>

**\$995,000**

HOUSE + STORE + COTTAGE + APARTMENT + STREAM + ISLAND = A Woodstock Treasure! Live/work on your compound -- use one unit and let your tenants pay all your bills! Or, here's an 8% CAP rate if you are an investor looking for 4 rentable units! This is an amazing opportunity. In the past it has been Mezza Luna Pizza, The Wittenberg Store, and, most recently, Harana Market. They have all had picnic tables and lovely outdoor seating to the side of the building. The 864 sq ft store currently has a commercial kitchen and open shelving and refrigerators. Or, use it any way you want (as an office, photography studio, art space, etc. See Assoc. Docs for Usage chart). Lovely windows surround the open counter space and make for the most amazing, light-filled, quaint country vibe. Upstairs is a 2 bedroom, 1.5 bath (including washer/dryer), 864 sq ft apartment with a back balcony, off the LR, that overlooks the stream behind. Walk over an open patio to the front door and foyer of the main residence. This house offers 1,233 sq. feet and has 2 bedrooms and 2 full baths. The eat-in kitchen is adorable, and the LR has vaulted ceilings, extra closet space (w/ a new Bosch washer/dryer), and it opens to a back deck that overlooks the stream. Upstairs is a main bedroom suite with a mountain view. The en-suite bath is ample and there is room to spread out under vaulted ceilings while you sleep with the sound of the stream below. There's a covered portico garage with easy access to the side door and kitchen, and a horse-shoe driveway with plenty of parking spaces for tenants, guests, and visitors to the store. The 1 BR cottage (with almost 1,000 sq. ft) is tucked away behind the main house and has a full length front porch that faces the bridge over to a secret island and stream. Make a fire pit and sit by the Little Beaver Kill stream. All this on just under an acre. Yes, this is as sweet as the Catskills gets! Plus, the back of the property abuts DEP protected land.

**MLS ID:** 20233365

**Status Category:** Active

**Zone:** Nc

**Year built:** 1934

**Bedrooms:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**SqFt 2nd:** 363

**Other Rooms:** First Floor Bedroom

**Listing Category:** Residential

**Area, sq ft:** 1233 sq ft

**Acreage:** 0.9

**Age:** 61-100

**Full Baths:** Two

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**SqFt 1st:** 870

**Basement:** Partial, Walk Out, Concrete Floor

**Date added:** Added 10 months ago

## INTERIOR FEATURES

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

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

**Flooring:** Carpet, Ceramic, Mixed, Wood, Laminate

**Miscellaneous Features:** Ceiling-vaulted

**Additional Interior Features:** Electric Stove Connection, Washer Connection, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Mixed, Oil

**Electricity:** 200 Amps

**Heating Fuel:** Oil, Propane

**Water:** Drilled Well

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Carport Attached

**Driveway:** Gravel

**Construction:** Frame/stick

**Porch:** Deck, Patio

**Other Buildings:** Additional Living Unit, Guest House, Other/see Remarks

**Views:** Meadow, Mountain, Water

**Water Ways:** Ltl Beaverkill

**Lot Dimensions:** .90 Acre

**Garage/Parking Extras:** 1-car, Carport

**Style:** Two Story

**Siding:** Aluminum, Wood

**Roof:** Asph Shingle

**Lot Features:** Parking Lot, Water Frontage, Flood Zone

**Water Features:** Stream

**Additional Exterior Features:** Balcony

**Lot:** 36

## LOCATION DETAILS

**Area/Town:** Woodstock

**Lot/Site:** Rural

**Directions:** From Center Of Woodstock, West 1.9 Miles On Rte 212 To Bearsville. Straight Through Intersection, Continue 2.6 Miles To Intersection Of Glenford-wittenberg Rd. Property Is Just In Front Of Intersection.

**School District:** Oneonta

**County:** Ulster County

## LISTED BY

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

**Agent First Name:** Sharon

**Agent 2 First Name:** William

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

**Agent Last Name:** Breslau

**Agent 2 Last Name:** Jones



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

