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# \$979,000

This historic 1922 Woodstock home is part of the famous Byrdcliffe artist colony and reflects the charm and character of the surrounding area. The exterior is a winning combination of stone columns, a stone porch and walkways, and harmonious gable roofs. The four bedroom, two full bath home is situated above a dramatic rock outcropping, creating a majestic approach. The owners have spent decades planting bulbs and trees to create a peaceful two acre sanctuary for humans and pollinators. The yard is also partially fenced, perfect for pets. The home has hardwood floors, new cottage style double-hung windows that let in tons of natural light, central air, and a wonderful sleeping porch. The living room features a beamed ceiling and a majestic stone fireplace. The full size kitchen is perfectly functional, or you could create your own cook's kitchen. This property is ideal for an entrepreneur or artist, with multiple outbuildings with heat, water and electric. There's a two car garage with a sprawling space above that could be converted to a legal apartment, which will allow for additional income or separate guest quarters. The other four car garage also offers incredible space and opportunities. Many important upgrades have been made to the residence already, including electric, well pump, windows, central air and oil tank. Add your personal touches and this is a home for life. This property is perfectly located, close to the center of Woodstock, hiking trails and events at Byrdcliffe yet set well above the road and rural in nature. A quick drive lands you in Kingston or Saugerties, and it's only two hours to NYC.

MLS ID: 20233433 Status Category: Active Zone: R1 Survey: Y Age: 100-200 Bathrooms: 2 Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 2 Bedroom 4 Level: 2 Basement: Slab, Bilco Door Access, Interior Access, Sump Pump, Concrete Floor, Unfinished Other Rooms: Main Bedroom. First Floor Bedroom Listing Category: Residential Area, sq ft: 1498 sq ft Acreage: 2 Year built: 1922 Bedrooms: Four Full Baths: Two Dining Room Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 2 SqFt 1st: 968 Attic: Storage

## INTERIOR FEATURES

Appliances: Range, Range Hood, Refrigerator Fireplace Description: Stone Date added: Added 2 years ago

Flooring: Hardwood Fireplace Location: Living Room

#### Cooling/Air Conditioning: Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, 9 Ft. Ceilings, Water Filter, Smoke Detector, Carbon Monoxide Detector

### UTILITIES

Heat Source: Forced Air, Abv Ground Fuel Tank Water: Drilled Well Electricity: 200 Amps Utility Level: B Miscellaneous Features: Ceiling-beamed

Heating Fuel: Oil Plumbing: Mixed Sewer: Septic-ingr.

Style: Cottage

Shed, Workshop

**Construction:** Frame/stick

Views: Mountain, Seasonal Lot Dimensions: 2.00

Porch: Enclosed Porch, Open, Patio

# **EXTERIOR FEATURES**

Garage Type: Garage Detached Driveway: Gravel Style: Cottage, Two Story Color: Blue Roof: Asph Shingle, Metal

Lot Features: Landscaped, Level, Slope-moderate, Wooded Additional Exterior Features: Outside Lighting Lot: 32

## LOCATION DETAILS

Area/Town: Woodstock Elementary School: Woodstock K-3 County: Ulster County

#### School District: Onteora Central

Lot/Site: Rural

**Directions:** From The Village Of Woodstock, Take Rock City Road To Left On Glasco Turnpike. House Is On The Right Past Upper Byrdcliffe Road, #2366.

Garage/Parking Extras: Driveway, Other/see Remarks

Other Buildings: Additional Garage, Additional Living Unit,

#### LISTED BY

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