



## WOODSTOCK

70 Raybrook Dr, Woodstock, NY 12498

<https://gristmillrealestate.com>

**\$2,800,000**

Modern masterpiece situated on three acres of still woods bordering the Raybrook Creek. The home is perched on a stunning rock outcropping just outside of the village of Woodstock with ample room for functional and tranquil living. In addition to the three bedroom two and a half bath house there is also a one-bedroom guest suite, radiant heated artist studio or workshop, and a stunning billiards and pool house. For maximum convenience the home has a spacious car port, generator, and an abundant group of solar panels for any needed support. With a new infinity pool, hot tub, wine fridge and full garden this home provides a lavish retreat with efficient systems for constant comfort. Don't miss your chance to live in this simply sophisticated home close to all popular restaurants, boutiques, farmers market, and many outdoor activities Woodstock has to offer. Within 30 minutes of ski mountains.

**Addendum:** New pool and hot tub. Floors are heated radiantly throughout the home; including the workshop. VALCUCINE Kitchen with wine fridge. Master bath has a Duravit toilet system. All doors are Rimadesio Glass. lighting - Flos and Catellani & Smith. Fireplace - Rumford. Appliances are Miele or SMEG. Floor-to-ceiling custom Anderson Eagle windows in every room. Top of the line furnishings.

**MLS ID:** 20240280

**Status Category:** Active

**Zone:** Res 1

**Survey:** Y

**Age:** 6-10

**Bathrooms:** 4

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** -

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 1

**Other 1 Level:** 1

**SqFt 1st:** 2024

**Kitchen Room Size:** 16'4x19'4

**Bedroom 1 Room Size:** 16'3x13'1

**Bedroom 3 Room Size:** 10'6x15'2

**Other Rooms:** Office, Studio, Utility Room, Workshop, In-law, First Floor Bedroom

**Listing Category:** Residential

**Area, sq ft:** 3100 sq ft

**Acreage:** 3.01

**Year built:** 2013

**Bedrooms:** Four

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Den Level:** -

**Other 2 Level:** 1

**Living Room Room Size:** 26'8x17'5

**Dining Room Room Size:** 7'1x13'0

**Bedroom 2 Room Size:** 16'8x11'9

**Basement:** Crawl, Unfinished

**Amenities:** Garden Area, Pool-in Ground

**Total Rooms:** 10

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Ceramic, Concrete, Hardwood, Wide Board, Other/see Remarks, Radiant

**Fireplace Location:** Living Room

**Miscellaneous Features:** Bar-wet, Ceiling-vaulted, French Doors

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Microwave, Oven-built In, Oven-double, Washer, Low Flow Fixtures, Energy Star Appliances

**Fireplace Description:** Other/see Remarks, Wood

**Cooling/Air Conditioning:** Central, Ductless Split Ac Units

**Additional Interior Features:** Insulated Doors, Insulated Windows, Walk In Closets, Master Bath, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Forced Air, Abv Ground Fuel Tank, Ductless Mini Split Sys

**Hot Water:** On Demand, Propane, Tankless

**Plumbing:** Mixed

**Sewer:** Septic-abv

**Heating Fuel:** Electric, Propane

**Water:** Drilled Well

**Electricity:** 200 Amps, Stand By Generator

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Carport Attached

**Driveway:** Gravel

**Style:** Contempo, One Story, Ranch

**Color:** Black

**Porch:** Deck, Open, Patio, Screened Porch

**Other Buildings:** Additional Living Unit, Guest House, Office, Shed, Studio, Workshop

**Views:** Water, Creek

**Additional Exterior Features:** Stand By Generator, Partial Fenced, Inground Pool, Hot Tub, Landscaped, Outside Lighting, Paved Walkway, Screened Porch, Solar Panel Own

**Lot:** 15

**Garage/Parking Extras:** Driveway, Lot, 2-car, Carport

**Style:** Ranch

**Construction:** Frame/stick

**Siding:** Cedar, Stone

**Roof:** Rubber

**Lot Features:** Cliffs, Corner Lot, Landscaped, Level, Rock Outcrop, Secluded, Slope-moderate

**Water Features:** Stream, Water Access

**Lot Dimensions:** 3.01

## LOCATION DETAILS

**Area/Town:** Woodstock

**Elementary School:** Woodstock K-3

**County:** Ulster County

**School District:** Saugerties Central Schools

**Lot/Site:** Rural

**Directions:** From Kingston At The Traffic Circle, Take The 2nd Exit Onto Ny-28 W. In 5 Miles Turn Right Onto Zena Rd. In 1.9 Turn Left Onto W Hurley-zena Rd. Turn Right Onto Ny-212 E. Turn Left Onto Glasco Turnpike. Turn Left Onto Raybrook Dr. Destination On Right.

## LISTED BY

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### Contact us

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