



**WOODSTOCK**  
5249 NY-212, Mt Tremper, NY 12457

<https://gristmillrealestate.com>

**\$749,000**

This mini-compound with a four-bedroom main house, in-ground pool, just over 5 acres, and a to-be-renovated cottage with a ton of potential is pretty perfect for a Catskill getaway or full-time residence. The main house is mostly one-floor living with three bedrooms on the ground floor (two with ensuite bathrooms) and an open-concept kitchen and dining area with a woodstove. Sliding doors open to a deck for outdoor dining. At the back of the house is a massive, sunny living room with double height ceilings, two seating areas, and views of the private backyard. Upstairs is the bright and generous primary suite with room for a king bed, sitting area, multiple closets, a private deck, and a large ensuite bathroom. Recent improvements include a \$40K pool refurbish, new furnace, hot water heater and appliances, interior paint, and new flooring upstairs in the main house. This home also has high-speed internet and a full house back-up generator. Outside the over 5 acres adjoins 30+ acres of protected DEP land, expanding your room to explore, but not your tax bill! The highlight of the property is the spectacular, recently updated in-ground pool with surrounding stone patio and fence. Open yard on two sides of the house gives room for a fire pit, gardens, or a sauna down the line. The two-story cottage, sold as is, is where a handy buyer could add real value to this property: offering space for a studio and storage on the ground floor and with the upstairs currently set up as an apartment with a kitchen and bathroom, recently rented to a long-term tenant. Located close to some of the most beloved Catskill towns, hiking, and skiing, this property is minutes from Phoenicia, amazing restaurants like The Pines and Phoenicia Diner, and the new walking/biking trails around the Ashokan Reservoir. The village of Woodstock is less than 20 minutes away, Kingston is 30 minutes, and it's under than two hours to the GW Bridge in NYC.

**MLS ID:** 20240368

**Status Category:** Active

**Zone:** R5

**Survey:** Y

**Age:** 21-40

**Bathrooms:** 3

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**SqFt 1st:** 1555

**Basement:** Crawl

**Status:** 2

**Virtual Tour:**

[https://www.zillow.com/view-idx/44d18751-ad63-4629-b28a-f5f5641c390d?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-idx/44d18751-ad63-4629-b28a-f5f5641c390d?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

**Listing Category:** Residential

**Area, sq ft:** 2201 sq ft

**Acreage:** 5.09

**Year built:** 1990

**Bedrooms:** Four

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**SqFt 2nd:** 646

**Amenities:** Pool-in Ground

**Total Rooms:** 10

**Date added:** Added 10 months ago

## INTERIOR FEATURES

**Kitchen Description:** Woodstove

**Flooring:** Hardwood

**Fireplace Location:** Kitchen

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

**Fireplace Description:** Wood

**Cooling/Air Conditioning:** Window Unit

## UTILITIES

**Heat Source:** Stand By Generator

**Hot Water:** Propane

**Heating Fuel:** Oil

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Cabin

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Dimensions:** Variable

**Driveway:** Gravel

**Construction:** Frame/stick

**Porch:** Deck

**Other Buildings:** Guest House

**Lot:** 100

## LOCATION DETAILS

**Area/Town:** Woodstock

**County:** Ulster County

**School District:** Onteora Central

**Directions:** From Route 209, Take Route 28 W, Turn Right On Route 212, Driveway Is On The Right (next Driveway After Property With Rainbow Lodge Sign).

## LISTED BY

**Office Name:** Compass Greater Ny, Llc

**Agent First Name:** Hillary

**Agent 2 First Name:** Megan

**Office 2 Name:** Compass Greater Ny, Llc

**Agent Last Name:** Kolos

**Agent 2 Last Name:** Brenn-white



### Contact us

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