



WOODSTOCK
11 Ideal Park Rd, Willow, NY 12495

\$595,000

<https://gristmillrealestate.com>

Welcome to the Willow Cabins: two charming, well designed, and superbly maintained cabins tucked away in the desirable Ideal Park community. This Catskills sanctuary epitomizes the essence of simple, authentic living – perfect for hosting friends and family or as an income generating property. Instantly feel the magic while crossing the bridge over the Beaver Kill stream toward the quiet neighborhood. The park-like setting is revealed as soon as you enter the property. You'll admire the manicured lawn that blends with soft moss below the evergreens and hardwoods bursting with color. As you approach the Levon Cabin, you'll admire the most perfect screened-in porch, a great spot for morning coffee/tea and breakfast. Once inside you're greeted by the cabin's warm open floor plan, refinished wood flooring, and view of the backyard just beyond the sliders. The living room is anchored by the wood-burning Vermont Castings fireplace insert, which ensures a cozy and comforting ambiance in the cooler months. The tidy and practical kitchen is updated with a new matte black sink, new propane range and new Caesarstone Jet Black quartz countertops. There's plenty of space to cook up your favorite meals and enjoy with friends and loved ones in the cozy dining area. The spacious full bathroom with tub/shower is accessed via the main living area. Upstairs are two bedrooms each with plenty of light complete with antique rounded doors and enough space for queen beds. Relax on the generously sized back deck and take in the sounds of nature while reading a good book or admire the native plants and flowers that bloom throughout the warmer seasons. Enjoy a campfire with friends and loved ones with the backdrop of both cabins just behind. Follow the flagstone path to the Eula Cabin's private entry, located on the right side of the classic garage. The main living space features an easy to maintain freestanding propane fireplace across from the sitting area complete with built-in shelves, a great area to relax and unwind after a long hike. The cabin's efficient kitchen with open shelving has everything you need – complete with a Smeg refrigerator and propane range. Dine by the large double paned windows that overlook the yard beyond. The Eula Cabin's refreshed bathroom includes new plumbing. The spacious bedroom upstairs is perfect for accommodating guests or could be a great home office space. The property is just under three quarters of an acre, making it easy to maintain – additionally, most of the yard is fenced in (six feet high) keeping unwanted wildlife out while allowing your pets to roam free. Don't forget the convenient one car garage! Just a short drive to the village of Woodstock and nearby Phoenicia, Mount Tremper for great dining, hiking, skiing, fishing, and shopping. Don't have a car? You can catch the Trailways bus to NYC, which runs along Route 212!

MLS ID: 20240383

Status Category: Pending

Zone: R5

Year built: 1945

Bedrooms: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: -

Listing Category: Residential

Area, sq ft: 1409 sq ft

Acreage: 0.73

Age: 61-100

Full Baths: Two

Dining Room Level: 1

Family Room Level: -

Bedroom 2 Level: 2

Bedroom 4 Level: -

Den Level: -
Other 2 Level: -
SqFt 2nd: 508

Virtual Tour:
https://www.instagram.com/reel/C3aNDPvgl70/?utm_source=ig_web_copy_link&igsh=MzRIODBiNWFIZA==

Other 1 Level: -
SqFt 1st: 901
Basement: Crawl, Partial
Date added: Added 7 months ago

INTERIOR FEATURES

Appliances: Range, Refrigerator

Fireplace Description: Stone

Wood Stove: Insert In Fp

Flooring: Wide Board, Wood

Fireplace Location: Living Room

UTILITIES

Heating Fuel: Electric, Propane, Wood Assist

Water: Drilled Well

Sewer: Septic-ingr.

Hot Water: Electric

Electricity: 100 Amps

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Bungalow

Color: Black

Porch: Deck, Screened Porch

Other Buildings: Additional Living Unit

Views: Seasonal

Lot: 18

Driveway: Gravel

Construction: Frame/stick

Siding: Wood

Roof: Asph Shingle

Lot Features: Landscaped, Level

Lot Dimensions: .73

LOCATION DETAILS

Area/Town: Woodstock

Lot/Site: Rural

Directions: Take Route 212 West From Woodstock, Turn Right At Bearsville, Continue 6.9 Miles And Turn Left Onto Ideal Park Road And Cross Bridge. At First Intersection, Turn Right And Immediately Turn Left Into Driveway For 11-13 Ideal Park Road.

School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: Halter Associates Realty

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