



WOODSTOCK

74 Witchtree Rd, Woodstock, NY 12498

\$469,000

<https://gristmillrealestate.com>

Mid-Century 3BR, 1.5BA Single-Story Gem with Attached Garage on 1.4 Acres in Woodstock, NY Discover tranquility in this mid-century ranch-style retreat set on 1.4 acres of wooded paradise. This home marries modern comfort with natural beauty and easy one-floor living to relax and inspire you. Step through the front door into an open living space, bathed in sunlight, flowing into a cozy dining area —ideal for intimate gatherings. The kitchen features modern appliances and scenic views of the lush surroundings, complete with an expansive flower bed for added charm. The three serene bedrooms feature cedar-lined closets and provide a peaceful sanctuary for rest and relaxation. The adjacent full bath is conveniently situated for easy access. The home also offers a unique bonus room, seamlessly connecting the main house to the attached double garage. Currently utilized as a creative space by a textile artist, this versatile room beckons you to bring your own creative dreams to life. Enjoy the convenience of a nearby laundry room, making this space as practical as it is inspiring. On this property, you'll enjoy the outdoors as much as you do the bright and welcoming mid-century interior. Embark on an adventure through the wonderland of your own property, with a spacious backyard, wooded areas, and private trail — a nature lover's paradise awaits. Entertainment options abound, from the spacious gazebo sited on exposed bluestone and located just steps from the back door to the cozy fire pit area. There is ample space for a separate artist's studio or other outbuilding. This perfectly situated home is an easy 5 minute drive to the town center where you can access all that Woodstock is known for - live music, art galleries, eclectic boutiques, renowned eateries, and cultural hotspots. Schedule a viewing today and step into the lifestyle you've been dreaming of! Most furniture in the home is available for purchase.

MLS ID: 20240531

Status Category: Pending

Zone: R3

Year built: 1955

Bedrooms: Three

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

SqFt 1st: 1438

Attic: Storage

Date added: Added 10 months ago

Listing Category: Residential

Area, sq ft: 1438 sq ft

Acreage: 1.4

Age: 61-100

Full Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Basement: Crawl

Status: [1](#)

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Exhaust Fan, Range Hood, Range-built In, Refrigerator, Washer

Cooling/Air Conditioning: Ceiling Fan

Flooring: Hardwood

UTILITIES

Heat Source: Baseboard

Water: Drilled Well

Electricity: 100 Amps

Utility Level: 1

Heating Fuel: Oil

Plumbing: Copper

Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Attached

Style: Ranch

Construction: Frame/stick

Roof: Asph Shingle

Lot: 13

Garage/Parking Extras: Driveway

Style: Ranch

Siding: Cedar

Lot Dimensions: 1.4

LOCATION DETAILS

Area/Town: Woodstock

Lot/Site: Suburb

Directions: Rt 212 From Saugerties To Left On Zena Road. Turn Right On To Chestnut Hill Rd. Take Left On To Witchtree Road House Is On The Left #74

School District: Kingston Consolidated

County: Ulster County

LISTED BY

Office Name: Coldwell Banker Village Green

Agent Last Name: Armento

Agent First Name: Benjamin



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