



**WOODSTOCK**  
2292 Glasco Turnpike, Woodstock, NY 12498

<https://gristmillrealestate.com>

**\$795,000**

Welcome to a truly unique mini compound in the heart of Woodstock, just minutes from the town's lively main strip. This exceptional property comprises a collection of three individual one-bedroom residences including a two-story contemporary home, charming Arts & Crafts cottage, and a quaint cabin with a loft, plus additional features such as a spacious garage/studio, lovely hillside garden, hot tub, seasonal mountain views, and a coveted short term rental permit so you can live in one home while collecting rental income from another! The newer 1,664 sq ft, 2-story home was built in 2018 and boasts 10-ft ceilings, polished concrete floors, kitchen with industrial aesthetic, and abundant natural light with an open loft-like feel on the main level. The second floor bedroom is a large and flexible open space and includes a full bathroom. Outside, a partially-fenced patio provides privacy when soaking in the hot tub or dining al fresco. Perched uphill, the charming 1924 Arts & Crafts cottage (859 sq ft) opens into an airy living room with tall cathedral ceilings, a cozy wood-burning stove, and large picture windows that capture the surrounding woods. It features a separate dining room, kitchen with new appliances and butcher block countertops, full bathroom, laundry, spacious bedroom with built-in wardrobe, bonus room for a workspace or dressing/sitting area, and a bluestone patio for lounging and entertaining. Neighboring the cottage, a 347 sq ft cabin offers an efficient layout with a kitchenette, bedroom, full bathroom, and loft space. Cozy, yet spacious and bright, this sweet little cabin would be ideal as guest quarters or perhaps a writer's retreat. The garage/studio includes a gas stove, storage area, and EV charger and would make a perfect workshop, gym, artist's studio, or home office. Beyond the garage is a wood-fired pizza oven nestled in the forest, perfect for epic pizza nights. A lovely fenced, hillside garden features fruit trees and berry bushes. With three unique dwellings, this property opens the door to endless possibilities. Use one home as an income producing property or keep all three for yourself and create your own mini compound retreat. The 2-story contemporary home currently operates as a profitable short-term rental and the permit transfers to the next fortunate resident! Located just 2 minutes from all of the popular dining and shopping spots on Mill Hill Rd and Tinker St, this site is as desirable as they come. There are also many nearby options to enjoy the outdoors including the trails at the Ashokan Reservoir and Overlook Mountain. Popular towns like Phoenicia, Saugerties, and Kingston are all just 15-20 minutes away. And, a quick 1hr 40min drive gets you to the GWB in NYC! Floorplans, rental income, improvements, and much more info available to interested parties. HIGHEST & BEST due by Tuesday, March 12th, 6pm.

**MLS ID:** 20240543

**Status Category:** Pending

**Zone:** R3

**Survey:** Y

**Age:** 61-100

**Bathrooms:** 3

**Living Room Level:** 1

**Kitchen Level:** 1

**Listing Category:** Residential

**Area, sq ft:** 2870 sq ft

**Acreage:** 1.95

**Year built:** 1924

**Bedrooms:** Three

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** -

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** -

**Den Level:** -

**Other 2 Level:** -

**Basement:** Crawl

**Other Rooms:** Loft, Office, Other/see Remarks

**Virtual Tour:**

<https://drive.google.com/file/d/1DBU2KFv9xdg1DIGNm8upwn9AArlo7acL/view?usp=sharing>

**Bedroom 2 Level:** -

**Bedroom 4 Level:** -

**Other 1 Level:** -

**SqFt 1st:** 2038

**Attic:** Stair/crawl

**Amenities:** Garden Area, Hot Tub

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Wood Stove:** Freestanding, Other, Wood

**Miscellaneous Features:** Ceiling-cathedral

**Flooring:** Ceramic, Concrete, Hardwood, Plywood

**Cooling/Air Conditioning:** Ceiling Fan, Central, Window Unit, Ductless Split Ac Units

## UTILITIES

**Heat Source:** Baseboard, Forced Air, Heat Pump, Ductless Mini Split Sys

**Hot Water:** Electric

**Plumbing:** Aqua-plex, Copper

**Sewer:** Septic-ingr.

**Water:** Municipal

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

**Utility Level:** -

## EXTERIOR FEATURES

**Garage Type:** Other-see Remarks

**Driveway:** Gravel

**Style:** Contempo, Cottage, Arts And Crafts

**Siding:** Wood

**Roof:** Asph Shingle, Metal

**Lot Features:** Slope-moderate, Wooded

**Additional Exterior Features:** Stand By Generator, Hot Tub, Fence, Privacy Fence

**Lot:** 30

**Garage/Parking Extras:** Driveway

**Style:** Cottage

**Construction:** Frame/stick

**Porch:** Patio

**Other Buildings:** Additional Living Unit, Shed, Studio, Other/see Remarks

**Views:** Mountain, Seasonal

**Lot Dimensions:** Variable

## LOCATION DETAILS

**Area/Town:** Woodstock

**County:** Ulster County

**School District:** Onteora Central

**Directions:** From Ny-212 W, Turn Right Onto Rock City Rd Then Turn Left On To Glasco Turnpike. The Property Will Be On The Right.

## LISTED BY

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

**Agent Last Name:** Romero

**Agent First Name:** Daniel



### Contact us

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