



WOODSTOCK
219 Tinker St, Woodstock, NY 12498

<https://gristmillrealestate.com>

\$865,000

This "Woodstock Gem", has been meticulously updated to harmonize with contemporary living while offering a cozy upstate retreat. This home boasts lofty ceilings and hardwood floors, adorned with woodwork and beamed ceiling featuring skylights, bathing the home in natural light. Additional post and beam construction has seamlessly expanded the residence. Immerse yourself in nature as you savor your morning coffee in the sun-soaked sunroom or indulge in entertaining on the back deck, enveloped by lush gardens and beautiful stonework. A captivating river rock fireplace with wood stove becomes the focal point in the living room, radiating warmth throughout the living space. The living room, framed by a picture window, provides a picturesque seasonal view of the mountains panorama. A totally reimagined and renovated office space has been created for your at home work or play needs. The arts-n-crafts kitchen features a rare Wolf range, plus an additional double oven, custom built-ins, cabinets and a wet bar. The main floor full bath had an extensive renovation which created a spa-like feel including radiant heat in the floors, a deep soaking tub and custom cabinets. Upstairs you'll find the home's two bedrooms and a newly renovated half bathroom. A Spring surprise awaits you as the beautifully landscaped grounds will bloom into a garden oasis of varied flowers and trees. A refreshing summer experience is ahead with an in-ground pool and bluestone patio area large enough for entertaining or hours of relaxation pool-side. Across the yard, a small studio with wide-plank pine flooring awaits transformation. A special bonus is an artist's studio above the two car garage, providing additional space for guests or potential rental opportunity if you're so inclined. This space is complete with a living room with wide plank wood floors and windows to capture the view, potential bedroom space, a kitchen with a gas stove, full size refrigerator, wooden cabinets, a picture window, and an island, and, a full bath plus laundry. A wooden fence encloses the property, offering privacy and a secure haven for pets while also protecting all the plantings. The large outdoor space provide the perfect backdrop for entertaining with the lush green gardens, and for the gardening enthusiast and/or chef, there's a vegetable garden and small greenhouse. With maintaining the cottage's aesthetic at their forefront, Simon and Anna undertook many needed upgrades. Starting with the electric service in the house and garage/apartment, and including upgrading the electric panels and fuses, new electrical wiring throughout the majority of the house, a state-of-the-art NEMA 14-50 outlet was installed in the garage along with a universal car charge (wifi enabled ChargePoint Level 2), every outlet has been upgraded, new premium light switches installed, "Smart Hue" exterior lighting was installed around the property, a new support beam replaced the old one, the boiler has had every major component replaced, smart locks installed in the main house and apartment/garage, new power lines and fiber optic cable was run to both the main house and garage, and not least, in November 2022, a new septic tank was installed. This Woodstock gem is just minute from the center of town, and caters to all seasons, providing easy access to Hunter and Belleayre ski resorts, as well as proximity to restaurants, shops farmer's market, hiking/biking trails including the Ashokan Reservoir trail and popular nearby towns like Kingston and Phoenicia. An ideal all-season home, this is a must see!

MLS ID: 20240552

Status Category: Active

Listing Category: Residential

Area, sq ft: 1368 sq ft

Zone: R3
Year built: 1925
Bedrooms: Two
Full Baths: One
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 2
Bedroom 3 Level: -
Den Level: 1
Other 2 Level: -
Basement: Crawl
Status: [3](#)

INTERIOR FEATURES

Kitchen Description: Cabinets Wood

Flooring: Carpet, Ceramic, Hardwood, Wide Board
Fireplace Location: Living Room
Cooling/Air Conditioning: Ductless Split Ac Units
Additional Interior Features: Skylights, French Doors, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard
Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached
Driveway: Circle
Style: Cottage
Siding: Shakes
Other Buildings: Additional Living Unit, Other/see Remarks
Views: Mountain

Lot Dimensions: .78

LOCATION DETAILS

Area/Town: Woodstock
County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-np
Agent Last Name: Brooks

Acreage: 0.78
Age: 61-100
Bathrooms: 2
Half Baths: One
Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 2
Bedroom 4 Level: -
Other 1 Level: -
SqFt 1st: 1044
Amenities: Pool-in Ground
Date added: Added 1 year ago

Appliances: Dishwasher, Dryer, Oven-double, Range, Range Hood, Refrigerator, Washer

Fireplace Description: Stone

Wood Stove: Insert In Fp

Miscellaneous Features: Bar-wet, Ceiling-beamed

Electricity: 200 Amps
Utility Level: 1

Garage/Parking Extras: Driveway
Style: Cottage
Color: Brown
Porch: Deck, Greenhouse, Patio
Lot Features: Landscaped, Level
Additional Exterior Features: Fenced Full, Inground Pool, Landscaped, Outside Lighting, Privacy Fence
Lot: 1

School District: Onteora Central
Directions: From Main St. Woodstock Travel Northwest, House Is Just Over 1 Mile On The Left Side Of The Road - Use Gps

Agent First Name: Donna



Contact us

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