

## WOODSTOCK

8 Chimney Rd, Woodstock, NY 12498

\$825,000

https://gristmillrealestate.com

Nestled within the serene landscapes of Woodstock, this guintessential rustic contemporary ranch, with its roots tracing back to a c.1930 one-room native bluestone ice house, is a rare gem, (with a definitive mid-century vibe) awaiting the discerning buyer seeking a primary or second home sanctuary just two hours from NYC. Boasting a rich history of thoughtful expansions by the current owners since their acquisition in 1968, this splendid residence has evolved into a sophisticated yet simple country retreat. Offering 3 bedrooms and 3 bathrooms, the residence features a very spacious living area, an ample, vaulted dining room, an inviting eat-in kitchen, and a den/office with an ensuite bathroom. The lower level reveals two finished rooms, (a rec room and an office-below grade and not in the square footage) expanding the functionality of this unique property. Positioned strategically on the mountainside, mere moments from Woodstock Village, this haven provides a tranquil escape while ensuring privacy from neighboring structures. Designed and crafted by the architect owner, with an emphasis on solid and lowmaintenance construction, the home now beckons a new owner and caretaker to infuse it with fresh vision. While currently super comfortable, the potential for this residence to become a show-stopping masterpiece is apparent, making it an ideal investment for the right buyer seeking comfort and tranquility. Location, location!

Addendum: As there is a scheduled open house for Saturday 3/9 from 12-2, and it is anticipated that some prospective purchasers will be traveling to see this home, the sellers will be reviewing all offers received simultaneously on Tuesday 3/12 after a call for offers by 4:00pm that day. This is done in order to give fair opportunity for anyone who wishes to consider the property and present an offer. Offers should be emailed to the seller's agent prior to 4pm Tuesday.

MLS ID: 20240564

**Status Category:** Active

Zone: Res 1 Year built: 1950 **Bedrooms:** Three Full Baths: Three

**Dining Room Level:** 1 Family Room Level: 1 Bedroom 2 Level: 1 Bedroom 4 Level: -Other 1 Level: P **SqFt 1st:** 2472

Family Room Room Size: 13-6x12-5 **Dining Room Room Size:** 20x15-3

**Listing Category:** Residential

Area, sq ft: 2472 sq ft

Acreage: 2.54 Age: 61-100 Bathrooms: 3

Living Room Level: 1 Kitchen Level: 1

Bedroom 1 Level: 1**Bedroom 3 Level:** 1

Den Level: L Other 2 Level: 1

**Living Room Room Size:** 34x11-7 Kitchen Room Size: 11-6x9-6 **Den Room Size:** 21-6x15-4

Bedroom 1 Room Size: 13-9x13 Bedroom 3 Room Size: 15-3x11 Other Room 2 Size: 11x9-3 Din

Other Rooms: Great Room, Playroom, First Floor Bedroom

**Total Rooms: 9** 

Date added: Added 1 year ago

INTERIOR FEATURES

Kitchen Description: Cabinets Wood Appliances: Dishwasher, Dryer, Indoor Grill, Range,

Refrigerator, Washer

Virtual Tour: http://Y

Bedroom 2 Room Size: 15-3x11

Basement: Finished, Full, Walk Out, Interior Access

Other Room 1 Size: 26x11

Flooring: Carpet, Ceramic, Hardwood Fireplace Description: Brick, Wood, Zero Clearing

Fireplace Location: Living Room Wood Stove: Insert In Fp

Cooling/Air Conditioning: Central Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral,

Security System

**Utility Level: -**

Color: Brown

Style: Contempo, Ranch

Other Buildings: Shed

Views: Mountain

Lot: 29

Porch: Deck, Enclosed Porch

Additional Exterior Features: Landscaped

Status: 4

Additional Interior Features: Insulated Windows, Skylights,

Smoke Detector

UTILITIES

Heat Source: Forced Air Heating Fuel: Oil Hot Water: Electric Water: Drilled Well Electricity: 200 Amps Plumbing: Mixed

Sewer: Community, On Site

**EXTERIOR FEATURES** 

Garage Type: Carport Attached **Driveway:** Gravel

Style: Ranch

Construction: Frame/stick, Stone

Siding: Wood

Roof: Asph Shingle, Rubber

Lot Features: Meadow, Slope-moderate, No Outlet Street

Water Features: Seasonal, Stream

Lot Dimensions: Irreq

**LOCATION DETAILS** 

Area/Town: Woodstock School District: Onteora Central

Elementary School: Woodstock K-3 Lot/Site: Rural

County: Ulster County **Directions:** From Woodstock Village Green Take Rock City Rd Straight Across Glasco Tpke Onto Mead Mountain Rd., R Onto California Quarry, R Onto Chimney To First House On R.

**LISTED BY** 

Office Name: Bhhs Hudson Valley Prop-king Agent First Name: Harris

Agent Last Name: Safier



Contact us

Phone:

Address:

(845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

