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\$825,000

Nestled within the serene landscapes of Woodstock, this quintessential 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 low-maintenance 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 2 years ago

INTERIOR FEATURES Kitchen Description: Cabinets Wood

Flooring: Carpet, Ceramic, Hardwood Fireplace Location: Living Room

Cooling/Air Conditioning: Central

Additional Interior Features: Insulated Windows, Skylights, Smoke Detector

UTILITIES

Heat Source: Forced Air Hot Water: Electric Plumbing: Mixed Sewer: Community, On Site

EXTERIOR FEATURES

Garage Type: Carport Attached 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: Irreg

LOCATION DETAILS

Area/Town: Woodstock Elementary School: Woodstock K-3 County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king Agent Last Name: Safier Bedroom 2 Room Size: 15-3x11 Other Room 1 Size: 26x11 Basement: Finished, Full, Walk Out, Interior Access Status: <u>4</u> Virtual Tour: http://Y

Appliances: Dishwasher, Dryer, Indoor Grill, Range, Refrigerator, Washer

Fireplace Description: Brick, Wood, Zero Clearing

Wood Stove: Insert In Fp

Miscellaneous Features: Ceiling-beamed, Ceiling-cathedral, Security System

Heating Fuel: Oil Water: Drilled Well Electricity: 200 Amps Utility Level: -

Driveway: Gravel Style: Contempo, Ranch Color: Brown Porch: Deck, Enclosed Porch Other Buildings: Shed Views: Mountain Additional Exterior Features: Landscaped Lot: 29

School District: Onteora Central

Lot/Site: Rural

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.

Agent First Name: Harris



Contact us

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