



**WOODSTOCK**  
108 Ratterman Rd, Woodstock, NY 12498

**\$999,000**

<https://gristmillrealestate.com>

Nestled along a serene country road at the gateway of the charming village of Woodstock, this contemporary property boasts timeless allure. This graceful colonial residence sets the stage for a life of tranquility and leisure. Situated on over an acre of land with seasonal mountain views, the property is in close proximity to the Woodstock Golf Club and the village center. Step into this captivating abode for just under 3000 sq ft of classic elegance. As you cross the threshold, the foyer welcomes you with its stylish tiled floor, illuminated by streams of natural light from the wall of windows. To the left, a formal dining room awaits, followed by a spacious living room centered around a majestic fireplace. The kitchen is a haven for culinary enthusiasts with its sleek stainless steel appliances, breakfast bar and dining area; perfect for effortless gourmet adventures and social gatherings. Adjoining the kitchen is a practical mudroom area and laundry facilities. Entertainment seamlessly flows into the family room, adorned with sliding glass doors opening onto a patio for al fresco dining. Overlooking the fenced yard with mature landscaping, you'll find an enchanting setting for summer soirées and starlit gatherings under the open sky. A main level bedroom with en-suite bathroom, dedicated office and half bathroom complete this level. Ascending to the second floor, the oak hardwood flooring leads the way to three generously proportioned bedrooms, with the primary suite reigning supreme. Here, indulge in the luxury of a walk-in closet and an en-suite bathroom with a shower and a decadent soaking tub—an oasis of comfort and relaxation. The additional bedrooms on this level share a contemporary bathroom. For added convenience, the attached 2-car garage is a versatile space ideal for additional storage or workshop space. The separate barn (16 x 16) is the perfect canvas for a writer's sanctuary, workshop or painting studio, offering endless possibilities for creative expression. Conveniently located just 1/2 mile from Woodstock's vibrant center, you can enjoy easy access to attractions, dining and outdoor adventures. Now is the time to create lasting memories in a place you'll proudly call home.

**MLS ID:** 20240638

**Status Category:** Active

**Zone:** R3

**Year built:** 1959

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 1 Level:** 1

**SqFt 1st:** 1706

**Listing Category:** Residential

**Area, sq ft:** 2906 sq ft

**Acreage:** 1.3

**Age:** 61-100

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** 1

**Other 2 Level:** 1

**SqFt 2nd:** 1200

**Basement:** Full, Interior Access, Sump Pump, Concrete Floor, Unfinished

**Other Rooms:** Office, Other/see Remarks, First Floor Bedroom

**Virtual Tour:**  
<https://my.matterport.com/show/?m=DJ6egHDbnoW&brand=0&mls=1&>

**Date added:** Added 9 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

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

**Flooring:** Ceramic, Hardwood

**Fireplace Description:** Brick, Wood

**Fireplace Location:** Living Room

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, Walk In Closets, 9 Ft. Ceilings, Master Bath, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Baseboard, Hot Water

**Heating Fuel:** Oil

**Hot Water:** Oil

**Water:** Municipal

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Garage/Parking Extras:** Driveway, 2-car

**Driveway:** Blacktop

**Style:** Colonial

**Style:** Colonial

**Construction:** Frame/stick

**Siding:** Brick, Wood

**Porch:** Open

**Roof:** Asph Shingle

**Other Buildings:** Studio, Workshop, Other/see Remarks

**Lot Features:** Landscaped, Level, Slope-gently, Other/see Remarks

**Additional Exterior Features:** Partial Fenced, Landscaped

**Lot Dimensions:** 1.30

**Lot:** 15

## LOCATION DETAILS

**Area/Town:** Woodstock

**School District:** Onteora Central

**Lot/Site:** Hamlet/village

**County:** Ulster County

**Directions:** From Kingston: At The Traffic Circle, Take The 2nd Exit Onto Ny-28 W. Turn Right Onto Ny-375 N. Turn Left Onto Ratterman Rd. House Is On The Left. #108 Ratterman Rd, Woodstock.

## LISTED BY

**Office Name:** Corcoran Country Living

**Office 2 Name:** Corcoran Country Living

**Agent First Name:** Richard

**Agent Last Name:** Vizzini

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