



**WOODSTOCK**  
11 Tannery Brook Rd #15, Woodstock, NY 12498

**\$1,395,000**

<https://gristmillrealestate.com>

This collection of four distinct, meticulously renovated homes provides a rare opportunity to live, work, and create in the heart of historic Woodstock. The current owners have enjoyed the property two ways. They have lived in the beautiful 2-bedroom farmhouse while renting out the three 1-bedroom cottages, each with its own charm. More recently, they have had the pleasure of creating a haven for extended family and remote work. How would you make the most of this oasis? Pleasantly situated on a quarter-acre of wooded land, bluestone pathways, and seasonal flowers, the compound is close to everything Woodstock has to offer: unique shops, great cafes and nightlife, and the bus stop from NYC. Beyond the village, there's hiking in the Catskills, swimming in the Millstream and Big Deep, skiing in winter, and exploring nearby towns throughout the year. This 4-home collection could be enjoyed by an owner who uses the cottages for studio or remote-work space; an owner with extended family; or as a fantastic spot for a group of artists, writers, influencers, etc. Alternatively, the four homes could serve as an investment opportunity. Rent out all four homes on a long-term basis (monthly or annually), or live in one of the homes while renting out the other three. In addition to the 2-story farmhouse with bath, there is a 1-story cottage with one bed and full bath; a 1bed, 1-bath studio; and a 1-bed, 1-bath carriage house with a single-car garage. Extensive top-to-bottom improvements have been made to each building. A list of improvements plus financials are available. Most of the furniture conveys with the property. Kingston, Phoenicia, Saugerties, and Rhinebeck (with an Amtrak train station) are nearby. Approximately 100 miles from the George Washington Bridge. For buyers in search of a unique home, a delightful compound, or an investment property with multiple possibilities, consider viewing this outstanding collection in one of America's most famous small towns. (The cap rate for this property with all four homes rented is 8.25%. Each cottage could be rented for \$2500/month, while the farmhouse could be rented for \$3500-\$4000/month.)

**Addendum:** 2633 square feet is for all 4 houses. Farmhouse is 1234 square feet

**MLS ID:** 20240704

**Status Category:** Active

**Zone:** Hr

**Year built:** 1900

**Bedrooms:** Five

**Full Baths:** Four

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 1

**Den Level:** 1

**Other 2 Level:** 1

**Listing Category:** Residential

**Area, sq ft:** 2633 sq ft

**Acreage:** 0.24

**Age:** 100-200

**Bathrooms:** 4

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 1

**Other 1 Level:** 1

**SqFt 1st:** 617

**SqFt 2nd:** 617

**Other Rooms:** Den, Study

**Date added:** Added 9 months ago

## INTERIOR FEATURES

**Kitchen Description:** Country

**Flooring:** Carpet, Ceramic, Mixed, Vinyl, Wood

**Miscellaneous Features:** Ceiling-beamed, Ceiling-vaulted

## UTILITIES

**Heat Source:** Baseboard, Hot Water, Steam, Abv Ground Fuel Tank, Ductless Mini Split Sys

**Hot Water:** Electric, Oil

**Plumbing:** Mixed

**Sewer:** Community

**Basement:** Mixed, Bilco Door Access, Interior Access

**Amenities:** Common Laundry, Garden Area, Public Transportation, Bus Route

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

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

**Additional Interior Features:** Insulated Windows

**Heating Fuel:** Electric, Oil, Propane

**Water:** Community

**Electricity:** Mixed, 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Drive Under

**Style:** Farm House

**Construction:** Frame/stick

**Porch:** Deck, Patio

**Other Buildings:** Additional Living Unit, Guest House

**Views:** Mountain

**Lot Dimensions:** .24 Acre

**Garage/Parking Extras:** Driveway, Lot, Off Street, Under

**Style:** Cottage, Farm House, One Story, Two Story, Detached

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Level, Private

**Additional Exterior Features:** Gazebo

**Lot:** 37

## LOCATION DETAILS

**Area/Town:** Woodstock

**Elementary School:** Woodstock K-3

**County:** Ulster County

**School District:** Onteora Central

**Lot/Site:** Hamlet/village

**Directions:** From Village Green, Take Tinker Street/route 212 West. Left On Tannery Brook Road. Cottages On Left. Park In Public Lot Behind Allison's Resturant. See Sign On Fence.

## LISTED BY

**Office Name:** Halter Associates Realty

**Agent Last Name:** Heckelman

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### Contact us

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