

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 1 year ago

Basement: Mixed, Bilco Door Access, Interior Access **Amenities:** Common Laundry, Garden Area, Public

Transportation, Bus Route

INTERIOR FEATURES

Kitchen Description: Country Appliances: Dishwasher, Dryer, Range, Range Hood,

Refrigerator, Washer

Water: Community

Siding: Wood

Lot: 37

Roof: Asph Shingle

Flooring: Carpet, Ceramic, Mixed, Vinyl, Wood

Cooling/Air Conditioning: Window Unit, Ductless Split Ac

Units

Miscellaneous Features: Ceiling-beamed, Ceiling-vaulted Additional Interior Features: Insulated Windows

UTILITIES

Heat Source: Baseboard, Hot Water, Steam, Abv Ground Fuel Heating Fuel: Electric, Oil, Propane

Tank, Ductless Mini Split Sys

Hot Water: Electric, Oil

Plumbing: Mixed Electricity: Mixed, 200 Amps

Sewer: Community 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

School District: Onteora Central

Lot Features: Landscaped, Level, Private

Additional Exterior Features: Gazebo

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.

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

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

LOCATION DETAILS

Area/Town: Woodstock

Elementary School: Woodstock K-3

County: Ulster County

LISTED BY

Office Name: Halter Associates Realty

Agent Last Name: Heckelman

Agent First Name: Gary



Contact us

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