



WOODSTOCK

73-75 Cross Patch Rd, Willow, NY 12495

<https://gristmillrealestate.com>

\$1,200,000

Nestled in the serene Silver Hollow area of Willow, NY, this enchanting property offers tranquil living and privacy with a main house plus separate studio building sprawled across 4 acres of park-like land. The parcel includes a sunny meadow and sloping lawns outlined with natural dry stacked rock walls, and is surrounded by Catskill Mountains: Mt. Tobias to the south, Mt. Tremper to the West, and Little Rocky in hiking distance at the north property line. The renovated main house exudes a sense of warmth and relaxation. The 4-bedroom, 2-bathroom home features meticulous maintenance and thoughtful upgrades throughout with well-appointed design choices. Downstairs, heated cement tile floors grace the full bathroom with walk-in shower, while the upstairs bathroom with soaking tub emits a spa-like aroma from the natural cedar wood ceiling while soaking. A newly installed stackable washer/dryer is located in the ground floor bathroom. With its bungalow ambiance and open, flowing floor plan downstairs, the home invites relaxation and gatherings warmed up with an efficient and sexy Rais round wood stove. There is oil baseboard heat as well, and a brick fireplace in the living room. A newly installed whole-house generator ensures peace of mind and automatically switches on and fully powers both buildings in the event of a power outage. Wood floors adorn the living areas and bedrooms, while the entryway mudroom and kitchen have Italian limestone-like ceramic tiles laid in a herringbone pattern. The pièce de résistance situated on the hill above the house is a magnificent 27' x 36' post-and-beam open studio building that includes an upstairs loft area. The current owners use it as an art studio and home office, but consider it your blank canvas — It's huge and bright with a soaring ceiling height and a new wood stove in addition to the Rennai heating units. The ample front deck beckons with mountain views and sunshine all day long due to southern exposure, creating an idyllic retreat for creative living. OPEN HOUSE SATURDAY 4/6 from 1-3 pm

MLS ID: 20240798

Status Category: Active

Zone: R5

Year built: 1920

Bedrooms: Four

Full Baths: Two

Dining Room Level: 1

Family Room Level: .

Bedroom 2 Level: 2

Bedroom 4 Level: 2

Other 1 Level: 1

SqFt 1st: 1000

Living Room Room Size: 15'6"x20'8"

Listing Category: Residential

Area, sq ft: 1750 sq ft

Acreage: 4

Age: 100-200

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level: .

Other 2 Level: .

SqFt 2nd: 750

Kitchen Room Size: 7'x14'

Dining Room Room Size: 11'x13'

Bedroom 2 Room Size: 13'x11'8"

Bedroom 4 Room Size: 10'x14'

Basement: Crawl

Bedroom 1 Room Size: 11'3"x12'3"

Bedroom 3 Room Size: 9'6"x9'9"

Other Room 1 Size: 7'9"x8'9"

Date added: Added 6 months ago

INTERIOR FEATURES

Kitchen Description: Cabinets Custom

Flooring: Ceramic, Wood, Slate

Fireplace Location: Living Room

Additional Interior Features: Insulated Doors, Insulated Windows, Carbon Monoxide Detector

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Fireplace Description: Brick, Wood

Wood Stove: Freestanding, Wood

UTILITIES

Heat Source: Baseboard

Hot Water: Oil

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Oil

Water: Drilled Well

Electricity: 200 Amps, Stand By Generator

Utility Level: .

EXTERIOR FEATURES

Driveway: Gravel

Style: Two Story

Color: Grey

Other Buildings: Shed, Studio

Views: Mountain

Lot: 12

Style: Two Story

Construction: Frame/stick

Porch: Open

Lot Features: Private, Rock Outcrop, Slope-moderate

Lot Dimensions: 4 Ac

LOCATION DETAILS

Area/Town: Woodstock

County: Ulster County

School District: Onteora Central

Directions: From Woodstock, Head West On Route 212. Right On Eighmey Road And Another Right Onto Silver Hollow Road. Cross Patch Is A Right Turn Just Before Silver Hollow Bends Sharply To The Left. The House Is A On The Left.

LISTED BY

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