



**WOODSTOCK**  
87 Witchtree Rd, Woodstock, NY 12498

<https://gristmillrealestate.com>

**\$595,000**

Stylish, well maintained Woodstock home. Set back from the road on a corner lot, framed by mature hardwoods and evergreens. This updated three bedroom, two and a half bath home features a double sided fireplace separating the living area from the dining area, a breakfast nook, and a wall of windows to let the sunshine in. Custom tile bathroom and walk-in shower adds to the charm and efficiency. Security system on perimeter of the house, electric car charger installed recently. There's plenty of room on the lower level which currently has an office and workout room. The laundry room is spacious, with ample storage space. Situated on the corner lot of a bucolic Woodstock neighborhood. Conveniently located minutes to the center of Woodstock proper, supermarkets, restaurants, performance venues, hiking trails, and a short drive to the City of Kingston, and all the area has to offer.

**MLS ID:** 20240887

**Status Category:** Active

**Zone:** R1

**Year built:** 1962

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 2

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 768

**Basement:** Finished, Full, Walk Out, Garage Access

**Listing Category:** Residential

**Area, sq ft:** 2364 sq ft

**Acreage:** 0.64

**Age:** 61-100

**Full Baths:** Two

**Living Room Level:** 2

**Kitchen Level:** 2

**Bedroom 2 Level:** 2

**Den Level:** 1

**SqFt 2nd:** 1596

**Date added:** Added 5 months ago

## INTERIOR FEATURES

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

**Fireplace Description:** Brick

**Wood Stove:** Insert In Fp

**Miscellaneous Features:** Ceiling-vaulted

**Flooring:** Ceramic, Hardwood, Vinyl

**Fireplace Location:** Living Room

**Cooling/Air Conditioning:** Ductless Split Ac Units

## UTILITIES

**Heat Source:** Baseboard

**Heating Fuel:** Propane

**Hot Water:** On Demand, Tankless

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Drive Under

**Driveway:** Blacktop

**Style:** Raised Ranch

**Color:** Grey

**Porch:** Deck

**Lot Features:** Corner Lot

**Lot:** 4

**Garage/Parking Extras:** Driveway

**Style:** Raised Ranch

**Construction:** Frame/stick

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Dimensions:** 4

## LOCATION DETAILS

**Area/Town:** Woodstock

**Elementary School:** Woodstock K-3

**County:** Ulster County

**School District:** Kingston Consolidated

**Lot/Site:** Subdivision/development

**Directions:** From Route 28, Turn Right Onto Route 375 Turn Right Onto Witchtree Road, The House Will Be On Your Left After A Quarter Of A Mile.

**Neighborhood:** West Hurley

## LISTED BY

**Office Name:** Halter Associates Realty

**Agent Last Name:** Ifil

**Agent First Name:** Ruperto



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

