

## **WOODSTOCK**

87 Witchtree Rd, Woodstock, NY 12498

\$595,000

https://gristmillrealestate.com

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 1 year 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.

**EXTERIOR FEATURES** 

Garage Type: Drive Under

**Driveway: Blacktop** Style: Raised Ranch

Color: Grey Porch: Deck

Lot Features: Corner Lot

Lot: 4

**LOCATION DETAILS** 

Area/Town: Woodstock

Elementary School: Woodstock K-3

County: Ulster County

Neighborhood: West Hurley

**LISTED BY** 

Office Name: Halter Associates Realty

Agent Last Name: Ifil

Water: Drilled Well Electricity: 200 Amps **Utility Level:** 1

Garage/Parking Extras: Driveway

Style: Raised Ranch

Construction: Frame/stick

Siding: Wood

Roof: Asph Shingle Lot Dimensions: 4

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.

Agent First Name: Ruperto

