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## \$499,900

Enchanting vintage cottage tucked into a forest of Japanese Maples. Just four miles from the village of Woodstock and within a mile of the largest natural lake in the Catskills, this spacious two bedroom home sits on 1.35 acres with a renovated full bath and soaking tub. The newly updated eat-in kitchen includes an island with a quartz countertop, spectacular views of the ridge, and a door leading to the bluestone patio. Beamed ceilings and hardwood floors are located throughout with the exception of tile in the bathroom. Large windows in every room let in natural light and offer exceptional views of the woods and maples. A cozy wood stove adorns the living room and its hardwood sliding glass doors lead to a large wrap around deck. A formal dining room and three season sunroom complete the downstairs area. There is a two-story red barn that was re-assembled with a new roof in 2017 and can store outdoor equipment or be converted into a workshop/artist studio. A separate storage shed is ready for your bikes, kayaks, skis and garden equipment. Situated above Route 212, the house is located along the NYC Trailways bus route. It is 25 minutes from Phoenicia and Saugerties and 40 minutes to Hunter Mountain and Rhinebeck. Restaurants, shops, theaters, hiking, biking and ski trails await!

#### MLS ID: 20244347

Status Category: Active Area, sq ft: 1162 sq ft Acreage: 1.35 Bedrooms: 2 Date added: Added 3 weeks ago MLS #: 20244347 MLS ID: 20244347 Listing Category: Residential Status Detail: Active Square Feet: 1162 Year built: 1915 Bathrooms: 1 MLS #: 20244347 MLS Number: 20244347

### LOCATION DETAILS

Area/Town: Woodstock

#### LISTED BY

Office Name: Grist Mill Real Estate Agent Last Name: Senecal

Agent First Name: Julie

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#### Contact us Phone:

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