



**WOODSTOCK**  
177 Tinker St, WOODSTOCK, NY, 12498

<https://stevehubbardrealestate.com>

**\$2,650,000**

Nestled in the heart of Woodstock, this expansive estate spans over twelve acres, it is a true oasis bordered by the sprawling 90+ acre Comeau preserved park with its woodland trails and open playing fields. Just a stones throw away into town through the well maintained Comeau trails accessed directly from this property. It is fortunate indeed to have a home with open, large meadows bordered by the gently flowing Sawkill stream. The home exudes a bright and vibrant Caribbean beach house flair. It promises a haven of tranquility for anyone seeking a peaceful quiet escape as well as those who relish hosting friends and loved ones. The owner has also created a guest house seconds away from the main residence that is designed to have either a living room and bedroom or, two private ensuite bedrooms. The guest house also offers a fabulous large sauna beckoning one and all with its two new bathrooms for showering and cooling after sauna. Additionally, one might step outside into nature for the sweet experience of using the exterior shower! The main home, once owned by Michael Lang the legendary founder of the 1969 Woodstock Festival, has been thoughtfully expanded offering modern comfort and style with its new two-story airy addition. It is here that you'll find the spacious open-concept cook's kitchen which seamlessly flows into the great room. The focus of the new addition is outward toward the courtyard and expansive private fields beyond. On the ground level the primary bedroom with new ensuite bathroom and a fieldstone fireplace invites deep sleep while welcoming the cheerful sunny morning light. The second story hosts three bedrooms and two baths, one ensuite. Here is a house graced with both a modern living experience yet historical significance with its open farmland and the Lang history. Whether you seek a serene retreat in nature, a piece of local history, or simply a spacious and comfortable home, this estate in the heart of the village "yet a million miles away," is the embodiment of the very essence of Woodstock's charm and allure. Of significant financial note the property is transferred on two separate deeds, one with the existing home and the other is the 8.38 undeveloped acres (3 acre zoning). These may be developed with one or two separate residences or large compound if the next owner wishes. The center yard between the guest house and new addition is the exact location in which this owner had planned a swimming pool. Certainly an easy addition for the next if desired! The original home was built in 1930- Effectively due to the extensive renovations, the home would be a new built house in 2023

**Addendum:** There is an electric car charging station.. Indeed, this acreage is almost indescribable! A property with history, bordering the Sawkill Stream, the Comeau with its lovely trails to town. Across the meadow from the house is a beautiful opening in the trees... see view & access to Sawkill. The square footage listed includes the separate 656 sq foot guest cottage! The 8.38 acre parcel is zoned R-3 and has 2 current UC County Health Dept approved perks. 2023 School tax= \$3003.. Property tax \$2023 SBL- 27.13-1-11.200

**MLS #:** 20233210

**Zone:** R 3

**Listing Category:** Residential

**Acreage:** 12.1

**Age:** 1-5

**Full Baths:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Other 1 Level:** 1

**SqFt 1st:** 1575

**Other Room 2 Size:** 656 Sq Ft

**Basement:** Mixed

**Survey:** Y

**INTERIOR FEATURES**

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer

**Fireplace Description:** Stone

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

**Additional Interior Features:** Skylights, 9 Ft. Ceilings, Sauna/steam Room

**UTILITIES**

**Heat Source:** Ductless Mini Split Sys

**Sewer:** Septic-ingr.

**EXTERIOR FEATURES**

**Garage Type:**

**Style:** Contempo

**Construction:** Frame/stick

**Siding:** Wood

**Roof:** Metal

**Lot Features:** Meadow, Private, Slope-gently, Sub Dividable, Water Frontage

**Water Features:** Stream

**Lot Dimensions:** 00 X 00

**LOCATION DETAILS**

**Area/Town:** Woodstock

**Lot/Site:** Hamlet/village

**Directions:** From The Heart Of Woodstock Go Toward Bearsville. Just Past The Post Office And At The End Of The Comeau Look For Sign 177 On The Left

**Area:** 2,978 sq ft

**Year built:** 1930

**Bedrooms:** Five

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 2 Level:** 1

**SqFt 2nd:** 747

**Lot:** 11.100

**Amenities:** GARDEN AREA, PLAY AREA

**Flooring:** Hardwood, Mixed

**Fireplace Location:** Bedroom

**Miscellaneous Features:** Ceiling-cathedral

**Water:** Drilled Well

**Utility Level:** 1

**Driveway:** Gravel

**Style:** Contempo

**Color:** White

**Porch:** Patio

**Other Buildings:** Guest House

**Views:** Meadow, Mountain

**Water Ways:** Sawkill Creek

**School District:** Onteora Central

**County:** Ulster County

**LISTED BY**

**Office Name:** Coldwell Banker Village Green

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**Agent 2 First Name:** Amy

**Post Updated:** 2024-01-23 11:36:07

**Office 2 Name:** Coldwell Banker Village Green

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