



**WOODSTOCK**  
67 Mill Hill, Woodstock, NY, 12498

**\$725,000**

<https://stevehubbardrealestate.com>

MIXED USE, COMMERCIAL/RESIDENTIAL BUILDING RIGHT IN THE CENTER OF WOODSTOCK. IMAGINE THE POSSIBILITIES! This original, old-style house is set comfortably back from Route 212 and tucked away between Sunflower Health Food store and Cumberland Farms. The house is set back and well hidden from the main road. The driveway leads to a wooden 6-foot privacy fence into a copious front yard with mature trees. This driveway could be modified with landscaping as a lead into a business or kept as a private entrance for residents. The first floor of the original house has 2 (possibly 3) bed rooms, one bath, a galley kitchen that opens to a dining area and living room with plenty of sunlight from oversized windows. The original floors of attractive hardwood remain. The galley kitchen faces a newly renovated deck which invites you to an open sunny yard. The hallway side door opens to a private stairway, at the top of which is a sunny, 220 sq. ft. room, with an ensuite, oversize full bathroom. This privacy and separation can be advantageous with such uses as studio, guest room or office space. One bonus to this property is the addition of a 2-story studio, complete with oversize artist windows and high ceilings, plus a partial loft area. Recently inspected by the town, this space would work well for small at-home businesses – yoga, dance, massage, art related, sales- or renovation into an accessory dwelling unit, for a total of 2 apartments, after building dept. approval. The house has a right of way in from Elwyn Lane so this larger than usual village lot could accommodate more than enough parking for both residents and any business you may bring to the table.

**Addendum:** See associated Docs for list of Zoning Uses.

**MLS #:** 20233503

**Listing Category:** Residential

**Acreage:** 0.5

**Age:** 100-200

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** .

**Den Level:** .

**Other 2 Level:** .

**Zone:** R1 Hr

**Area:** 2,028 sq ft

**Year built:** 1800

**Bedrooms:** Two

**Half Baths:** None

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** .

**Other 1 Level:** 2

**SqFt 1st:** 1808

**Lot:** 8

**Attic:** Finished, Storage

**Amenities:** PUBLIC TRANSPORTATION, BUS ROUTE

## INTERIOR FEATURES

**Kitchen Description:** Cabinets Wood, Eat - In, Island

**Flooring:** Hardwood, Mixed, Laminate

**Fireplace Location:** Dining Room

**Miscellaneous Features:** Electric Air Cleaner

## UTILITIES

**Heating Fuel:** Oil

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage Type:**

**Driveway:** Dirt

**Style:** Farm House, Two Story

**Siding:** Wood

**Additional Exterior Features:** Partial Fenced, Privacy Fence

## LOCATION DETAILS

**Area/Town:** Woodstock

**Lot/Site:** Hamlet/village

**Directions:** Mill Hill Rd Between Cumberland Farms And Sunflower Natural Foods.

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-wdst

**Agent First Name:** Barbara

**Agent 2 First Name:** Mark

**Post Updated:** 2023-12-14 04:13:07

**Basement:** Crawl, Mixed, Partial, Bilco Door Access, Interior Access, Sump Pump, Concrete Floor, Unfinished

**Other Rooms:** Office, Studio

**Survey:** Y

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

**Fireplace Description:** Brick

**Cooling/Air Conditioning:** Window Unit

**Additional Interior Features:** Low E Windows, Master Bath, Gas Stove Connection

**Hot Water:** Electric

**Plumbing:** Mixed

**Utility Level:** .

**Garage/Parking Extras:** Driveway, Off Street

**Style:** Cape

**Construction:** Frame/stick, Concrete

**Porch:** Open

**Lot Dimensions:** .5 Acre

**School District:** Onteora Central

**County:** Ulster County

**Office 2 Name:** Bhhs Hudson Valley Prop-wdst

**Agent Last Name:** Ellman

**Agent 2 Last Name:** Kanter

## CALL US NOW

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