



**WOODSTOCK**  
70 Raybrook Drive, Woodstock, NY, 12498

**\$2,900,000**

<https://stevehubbardrealestate.com>

Modern masterpiece situated on three acres of still woods bordering the Raybrook Creek. The home is perched on a stunning rock outcropping just outside of the village of Woodstock with ample room for functional and tranquil living. In addition to the three bedroom two and a half bath house there is also a one-bedroom guest suite, radiant heated artist studio or workshop, and a stunning billiards and pool house. For maximum convenience the home has a spacious car port, generator, and an abundant group of solar panels for any needed support. With a new infinity pool, hot tub, wine fridge and full garden this home provides a lavish retreat with efficient systems for constant comfort. Don't miss your chance to live in this simply sophisticated home close to all popular restaurants, boutiques, farmers market, and many outdoor activities Woodstock has to offer. Within 30 minutes of ski mountains.

**Addendum:** New pool and hot tub. Floors are heated radiantly throughout the home; including the workshop. VALCUCINE Kitchen with wine fridge. Master bath has a Duravit toilet system. All doors are Rimadesio Glass. lighting - Flos and Catellani & Smith. Fireplace - Rumford. Appliances are Miele or SMEG. Floor-to-ceiling custom Anderson Eagle windows in every room. Top of the line furnishings.

**MLS #:** 20240280

**Listing Category:** Residential

**Acreage:** 3.01

**Age:** 6-10

**Bathrooms:** 4

**Half Baths:** One

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Den Level:** -

**Other 2 Level:** 1

**Living Room Room Size:** 26'8x17'5

**Dining Room Room Size:** 7'1x13'0

**Zone:** Res 1

**Area:** 3,100 sq ft

**Year built:** 2013

**Bedrooms:** Four

**Full Baths:** Three

**Total Rooms:** 10

**Dining Room Level:** 1

**Family Room Level:** -

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 1

**Other 1 Level:** 1

**SqFt 1st:** 2024

**Kitchen Room Size:** 16'4x19'4

**Bedroom 1 Room Size:** 16'3x13'1

**Bedroom 2 Room Size:** 16'8x11'9

**Lot:** 15

**Other Rooms:** Office, Studio, Utility Room, Workshop, In-law, First Floor Bedroom

**Survey:** Y

**INTERIOR FEATURES**

**Kitchen Description:** Eat In

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Microwave, Oven-built In, Oven-double, Washer, Low Flow Fixtures, Energy Star Appliances

**Fireplace Description:** Other/see Remarks, Wood

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

**Additional Interior Features:** Insulated Doors, Insulated Windows, Walk In Closets, Master Bath, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

**UTILITIES**

**Heat Source:** Forced Air, Abv Ground Fuel Tank, Ductless Mini Split Sys

**Hot Water:** Propane, On Demand, Tankless

**Plumbing:** Mixed

**Sewer:** Septic-abv

**EXTERIOR FEATURES**

**Garage Type:** Carport Attached

**Driveway:** Gravel

**Style:** Contempo, One Story, Ranch

**Color:** Black

**Porch:** Deck, Open, Patio, Screened Porch

**Other Buildings:** Additional Living Unit, Guest House, Office, Shed, Studio, Workshop

**Views:** Water, Creek

**Handicap Accessible:** No

**Lot Dimensions:** 3.01

**LOCATION DETAILS**

**Area/Town:** Woodstock

**Elementary School:** Woodstock K-3

**Bedroom 3 Room Size:** 10'6x15'2

**Basement:** Crawl, Unfinished

**Amenities:** GARDEN AREA, POOL-IN GROUND

**Kitchen Description:** Custom Cabinets, Eat - In, Gourmet, Island, Pantry

**Flooring:** Ceramic, Concrete, Hardwood, Wide Board, Other/see Remarks, Radiant

**Fireplace Location:** Living Room

**Miscellaneous Features:** Bar-wet, Ceiling-vaulted, French Doors

**Heating Fuel:** Electric, Propane

**Water:** Drilled Well

**Electricity:** 200 Amps, Stand By Generator

**Utility Level:** B

**Garage/Parking Extras:** Driveway, Lot, 2-car, Carport

**Style:** Ranch

**Construction:** Frame/stick

**Siding:** Cedar, Stone

**Roof:** Rubber

**Lot Features:** Cliffs, Corner Lot, Landscaped, Level, Rock Outcrop, Secluded, Slope-moderate

**Water Features:** Stream, Water Access

**Additional Exterior Features:** Stand By Generator, Partial Fenced, Inground Pool, Hot Tub, Landscaped, Outside Lighting, Paved Walkway, Screened Porch, Solar Panel Own

**School District:** Saugerties Central Schools

**Lot/Site:** Rural

**County:** Ulster County

**Directions:** From Kingston At The Traffic Circle, Take The 2nd Exit Onto Ny-28 W. In 5 Miles Turn Right Onto Zena Rd. In 1.9 Turn Left Onto W Hurley-zena Rd. Turn Right Onto Ny-212 E. Turn Left Onto Glasco Turnpike. Turn Left Onto Raybrook Dr. Destination On Right.

**LISTED BY**

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**Agent Last Name:** Edwards

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**CALL US NOW**

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