



WOODSTOCK
15-17 Broadview Road, Woodstock, NY, 12498

\$1,849,000

<https://stevhubbardrealestate.com>

This stunning Woodstock property is privately sited on meticulously landscaped grounds with beautiful mountain views and located in close proximity to the village center. Design-focused to the core, this remarkable modern home features 3 beds and 3 and 1/2 baths, a cottage studio and a pool house; total 5 beds and 5 1/2 baths with over 4, 000 sq ft. of living and entertaining spaces. Just a few steps outside, follow the stone walkway to the private patio area to enjoy the inground gunite pool, waterfall and hot tub. The property boasts a separate pool house with a bedroom and full bathroom, living space with sofa bed, kitchenette and custom sliding doors that create the perfect flow for indoor-outdoor living. This luxury Woodstock escape is built for entertaining with generous living and dining spaces providing an easy flow for intimate or lavish gatherings. Bathed in natural light, the living room is a place for all to enjoy the warmth of the beautifully designed floor-to-ceiling fireplace. The gourmet kitchen is a top-tier experience, appointed with refined finishes and state-of-the-art appliances, large center island with seating, custom cabinetry and spectacular linear gas fireplace. The main level also hosts a laundry room and a contemporary powder room for guests. The inviting sleeping quarters offer two additional bright and airy, well-proportioned bedroom suites with ample closet space and luxurious bathrooms. The highlight of the second level is the magnificent primary bedroom suite with a large custom walk-in closet, private balcony, plenty of space for multiple sitting areas, and stunning mountain views. The ensuite spa bathroom features a sleek modern palette contrasted with custom stone and wood, dual sinks, a soothing soaking tub and an oversized glass shower. If you're in need of even more entertaining or creative work space, there's a separate guest house cottage featuring an open concept living and bedroom space with fireplace, sofa bed, work area, full bath, galley kitchen and a private outdoor courtyard with fire pit and grill. Enjoy luxury amenities and a prestigious location in Woodstock with many nearby options for fine dining, boutique shopping and outdoor activities. An ideal base for leisure and adventure, this reimagined Woodstock compound is perfect for a primary residence or vacation home. This property is a must see!

Addendum: Features at a glance: •Beautiful mountain views and lots of light •In the heart of Woodstock village •Main house, pool house and guest house, totaling 5BR | 5.5BA over 4, 000 sq ft •Pool, hot tub and stone patio with large yard •A/C •Hardwood flooring throughout •Wifi available for each of 3 buildings •3 indoor fireplaces •3 places for outdoor fireside relaxation--2 fire pits and outdoor fireplace on primary balcony •2 gas grills and outdoor bar

MLS #: 20240342

Zone: R3

Listing Category: Residential

Area: 4,361 sq ft

Acreage: 0.64

Year built: 1954

Age: 61-100	Bedrooms: Five
Full Baths: Five	Half Baths: One
Living Room Level: 1	Dining Room Level: 1
Kitchen Level: 1	Family Room Level: 1
Bedroom 1 Level: 1	Bedroom 2 Level: 1
Bedroom 3 Level: 2	Bedroom 4 Level: 1
Den Level: 1	Other 1 Level: 1
Other 2 Level: 1	SqFt 1st: 2526
SqFt 2nd: 1099	Lot: 15
Basement: Slab	Other Rooms: Florida Sun Room, Other/see Remarks
Amenities: HOT TUB, POOL-IN GROUND	Survey:
Virtual Tour: https://my.matterport.com/show/?m=rN935GSKYQj&brand=0&mls=1&	

INTERIOR FEATURES

Kitchen Description: Gourmet	Kitchen Description: Custom Cabinets, Eat - In, Gourmet, Island
Appliances: Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Other/see Remarks	Flooring: Ceramic, Hardwood
Fireplace Description: Free Standing, Wood	Fireplace Location: Living Room
Cooling/Air Conditioning: Central	Miscellaneous Features: Ceiling-vaulted, French Doors, Other/see Remarks
Additional Interior Features: Insulated Doors, Insulated Windows, Dig.I Program Thermostat, Walk In Closets, Skylights, 9 Ft. Ceilings, Master Bath, French Doors, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector	

UTILITIES

Heat Source: Baseboard, Zoned, Ductless Mini Split Sys	Heating Fuel: Propane
Hot Water: Propane	Water: Drilled Well
Plumbing: Mixed	Electricity: 200 Amps
Sewer: Septic-ingr.	Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Attached	Garage/Parking Extras: Driveway, 2-car
Driveway: Blacktop	Style: Contempo
Style: Contempo	Construction: Frame/stick
Siding: Wood	Porch: Deck, Enclosed Porch, Patio
Roof: Asph Shingle	Other Buildings: Additional Living Unit, Guest House, Other/see Remarks
Lot Features: Landscaped, Level, Slope-gently	Views: Mountain
Additional Exterior Features: Stand By Generator, Partial Fenced, Inground Pool, Hot Tub, Landscaped, Cabana	Lot Dimensions: 0.64

LOCATION DETAILS

Area/Town: Woodstock

County: Ulster County

School District: Onteora Central

Directions: From Woodstock: Right Onto Tinker St. Left Onto Tannery Brook Rd. Tannery Brook Rd Turns Right And Becomes Ohayo Mountain Rd. Right Onto Broadview Rd. House On Left.

LISTED BY

Office Name: Corcoran Country Living

Agent First Name: Richard

Agent 2 First Name: Michelle

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