



WOODSTOCK

148 Hutchin Hill Road 1, Shady, NY, 12409-5104

<https://stevhubbardrealestate.com>

\$4,100

Discover the quintessential Woodstock lifestyle in this 1940s cottage, where rustic charm meets modern comfort. Gather by the crackling woodstove or bask in the natural light of the sunroom - a perfect sanctuary for relaxation. The kitchen, fitted out with marble countertops and a Bertazzoni gas range, invites culinary creativity and effortless entertaining. This charmer is a haven for those seeking tranquility, with forest and seasonal mountain views providing a picturesque backdrop. The optimized layout, complete with thoughtfully designed home office built-ins, allows for gracious living on an intimate scale. Nestled on one of Bearsville's most coveted roads, this secluded cottage beckons with delightful outdoor spaces. From the front porch to the side deck, stone patio with a hot tub and grill, to the fire pit and garden, every corner is an invitation to savor the beauty of nature. Best of all, the primary bedroom boasts a private elevated deck overlooking the serene forest views, grasslands, and garden - a true retreat from the everyday bustle. Smartly renovated and exuding classic charm, this rare find is a testament to peacefulness. Welcome to the Catskills. Cats allowed. Dogs upon approval.

Addendum: Offered furnished or unfurnished, as tenant prefers. Landlord will provide basic property maintenance, lawn mowing and snow removal for driveway, tenant to shovel snow. Tenant will pay all utilities. Cats allowed; dogs at landlord's discretion. Tenant responsible for trash disposal, by paying for disposal or bring to dump for a fee. Spectrum is the cable/wifi provider. No subleasing / no smoking. If tenant wants to use the hot tub, tenant is responsible for all maintenance of the Jacuzzi. Tenant must carry renters insurance in effect at all times. Tenant to pay tenants agent commission; agents collect your own fee.

MLS #: 20240696

Area: 1,039 sq ft

Bedrooms: 2

Virtual Tour: https://youtu.be/kCV2yErc_w0

Listing Category: Residential Rental

Acreage: 2

Bathrooms: 1

Unique Features: Cable Hook-up, Porch, Deck, Patio

INTERIOR FEATURES

Appliances: Range W/ Oven, Refrigerator, Dishwasher, Washer **Cooling/Air Conditioning:** Window A/c Unit

UTILITIES

Heat Source: Radiant, Zoned

EXTERIOR FEATURES

Garage Capacity:

Handicap Accessible: No

Style: Detached House

LOCATION DETAILS

Area/Town: Woodstock

County: Ulster County

School District: Onteora Central

Directions: From Woodstock, Rte 212 West, Follow Past Bearsville Post Office And Turn Right Onto Reynolds Lane, Keep Going And See Hutchin Hill Road, Follow To #148 On Right Side, Not Too Far Up, Park In Space To The Left Side Of The Cottage.

LISTED BY

Office Name: Compass Greater New York, LLC

Agent Last Name: Veronica Newton

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