



WOODSTOCK
11-15 Tannery Brook Road, Woodstock, NY, 12498

\$1,395,000

<https://stevehubbardrealestate.com>

This collection of four distinct, meticulously renovated homes provides a rare opportunity to live, work, and create in the heart of historic Woodstock. The current owners have enjoyed the property two ways. They have lived in the beautiful 2-bedroom farmhouse while renting out the three 1-bedroom cottages, each with its own charm. More recently, they have had the pleasure of creating a haven for extended family and remote work. How would you make the most of this oasis? Pleasantly situated on a quarter-acre of wooded land, bluestone pathways, and seasonal flowers, the compound is close to everything Woodstock has to offer: unique shops, great cafes and nightlife, and the bus stop from NYC. Beyond the village, there's hiking in the Catskills, swimming in the Millstream and Big Deep, skiing in winter, and exploring nearby towns throughout the year. This 4-home collection could be enjoyed by an owner who uses the cottages for studio or remote-work space; an owner with extended family; or as a fantastic spot for a group of artists, writers, influencers, etc. Alternatively, the four homes could serve as an investment opportunity. Rent out all four homes on a long-term basis (monthly or annually), or live in one of the homes while renting out the other three. In addition to the 2-story farmhouse with bath, there is a 1-story cottage with one bed and full bath; a 1bed, 1-bath studio; and a 1-bed, 1-bath carriage house with a single-car garage. Extensive top-to-bottom improvements have been made to each building. A list of improvements plus financials are available. Most of the furniture conveys with the property. Kingston, Phoenicia, Saugerties, and Rhinebeck (with an Amtrak train station) are nearby. Approximately 100 miles from the George Washington Bridge. For buyers in search of a unique home, a delightful compound, or an investment property with multiple possibilities, consider viewing this outstanding collection in one of America's most famous small towns. (The cap rate for this property with all four homes rented is 8.25%. Each cottage could be rented for \$2500/month, while the farmhouse could be rented for \$3500-\$4000/month.)

Addendum: 2633 square feet is for all 4 houses. Farmhouse is 1234 square feet

MLS #: 20240704

Listing Category: Residential

Acreage: 0.24

Age: 100-200

Bathrooms: 4

Half Baths: None

Dining Room Level: 1

Bedroom 1 Level: 2

Zone: Hr

Area: 2,633 sq ft

Year built: 1900

Bedrooms: Five

Full Baths: Four

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

Bedroom 3 Level: 1
Den Level: 1
Other 2 Level: 1
SqFt 2nd: 617
Basement: Mixed, Bilco Door Access, Interior Access
Amenities: COMMON LAUNDRY, GARDEN AREA, PUBLIC TRANSPORTATION, BUS ROUTE

INTERIOR FEATURES

Kitchen Description: Country
Appliances: Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer
Cooling/Air Conditioning: Window Unit, Ductless Split Ac Units
Additional Interior Features: Insulated Windows

UTILITIES

Heat Source: Baseboard, Hot Water, Steam, Abv Ground Fuel Tank, Ductless Mini Split Sys
Hot Water: Electric, Oil
Plumbing: Mixed
Sewer: Community

EXTERIOR FEATURES

Garage Type: Drive Under
Style: Farm House
Construction: Frame/stick
Porch: Deck, Patio
Other Buildings: Additional Living Unit, Guest House
Views: Mountain
Lot Dimensions: .24 Acre

LOCATION DETAILS

Area/Town: Woodstock
Elementary School: Woodstock K-3
County: Ulster County

LISTED BY

Office Name: Halter Associates Realty
Agent Last Name: Heckelman

Bedroom 4 Level: 1
Other 1 Level: 1
SqFt 1st: 617
Lot: 37
Other Rooms: Den, Study
Survey:

Kitchen Description: Breakfast Bar, Country
Flooring: Carpet, Ceramic, Mixed, Vinyl, Wood
Miscellaneous Features: Ceiling-beamed, Ceiling-vaulted

Heating Fuel: Electric, Oil, Propane
Water: Community
Electricity: Mixed, 200 Amps
Utility Level: 1

Garage/Parking Extras: Driveway, Lot, Off Street, Under
Style: Cottage, Farm House, One Story, Two Story, Detached
Siding: Wood
Roof: Asph Shingle
Lot Features: Landscaped, Level, Private
Additional Exterior Features: Gazebo

School District: Onteora Central
Lot/Site: Hamlet/village
Directions: From Village Green, Take Tinker Street/route 212 West. Left On Tannery Brook Road. Cottages On Left. Park In Public Lot Behind Allison’s Resturant. See Sign On Fence.

Agent First Name: Gary
Post Updated: 2024-03-22 17:32:41



CALL US NOW

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