



WOODSTOCK
11-15A 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 #: 20240705

Listing Category: Multi-family

Year built: 1900

Lot: 37

Other Rooms: Den, Study

Unit 1 Bedrooms: 2

Unit 2 Bedrooms: 1

Zone: Hr

Acreage: 0.24

Age: 100-200

Basement: Mixed, Interior Access, Bilco Door

Amenities: COMMON LAUNDRY, GARDEN AREA, PUBLIC TRANSPORTATION, BUS ROUTE

Unit 1 Baths: 1

Unit 2 Baths: 1

Unit 3 Bedrooms: 1
Unit 4 Bedrooms: 1
Survey:

Unit 3 Baths: 1
Unit 4 Baths: 1
Supplies: 600

INTERIOR FEATURES

Kitchen Description: Breakfast Bar, Country

Flooring: Carpet, Ceramic, Mixed, Vinyl, Wood

Miscellaneous Features: Ceiling-beamed, Ceiling-vaulted

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

Cooling/Air Conditioning: Window Unit, Ductless Split Ac Units

Additional Interior Features: Insulated Low E Windows

UTILITIES

Heat Source: Baseboard, Hot Water, Ductless Mini Split Sys

Hot Water: Electric

Plumbing: Mixed

Sewer: Community

Heating Fuel: Electric, Oil, Propane

Water: 600 Community

Electricity: 200 Amps, Mixed

EXTERIOR FEATURES

Garage Type: Drive Under

Garage/Parking Extras: Driveway, Lot, Off Street, Under

Construction: Frame/stick

Porch: Deck, Patio

Other Buildings: Additional Living Unit, Guest House

Views: Mountain

Lot Dimensions: .24 Acre

Garage Capacity: One

Style: Cottage, Farm House, One Story, Two Story, Detached

Siding: Wood

Roof: Asph Shingle

Lot Features: Landscaped, Level, Private

Additional Exterior Features: Gazebo

LOCATION DETAILS

Area/Town: Woodstock

Elementary School: Woodstock K-3

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 Restaurant. See Sign On Fence.

School District: Onteora Central

Lot/Site: Hamlet/village

LISTED BY

Office Name: Halter Associates Realty

Agent Last Name: Heckelman

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