

# \$797,000 - 18 Rock City Road, Woodstock

MLS® #20231189

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## \$797,000

3 Bedroom, 3.00 Bathroom, 2,683 sqft  
Residential on 0 Acres

N/A, Woodstock, NY

A beautiful oasis in the heart of the historic Village of Woodstock! Totally restored Circa 1890 2-Story Farmhouse with Hot Tub AND Post-n-Beam Carriage House, preserving original details and oozing with charm and character. Perfect for artist compound, gallery, retail storefront, wellness center, legal office, chiropractor, entrepreneur! Or perhaps a group of friends who want to live together in town. A new roof, new exterior paint, new fences, landscaped gardens, bluestone patio and beautiful hot tub retreat area, make this three unit a turn-key property just waiting for you! Might also be transformed into commercial use (complying with any Town requirements). The possibilities are endless, and can be shifted around to reflect your creative needs. You enter the main house from a beautiful bluestone patio and garden that is shielded from the street by high privacy hedges. The main floor has original wide board pine floors, living room with remote controlled gas fireplace, a main bedroom, an alcove bedroom, country kitchen, dining area, w/d, 2 full baths, sunroom/den, and a romantic hot tub. The second floor with views of Overlook Mountain, (easily combined with the first) has another kitchen, full bathroom and king sized bedroom/sitting room, which can be a separate unit or beautiful art studio, a primary bedroom suite or home office. At the end of the driveway is the charming, two-story, stand alone Carriage House with its own private fenced garden, pine floors, glorious, light filled



with post-n-beam wood beams, skylights, 2 full baths, kitchen, bedroom and a separate office area. New split unit for heating and cooling. All three units have been rented seasonally and long term. Fantastic location just two blocks from the Village Green, center of town, restaurants, galleries and the Trailways bus to NYC. Close to wonderful mountain hiking trails, The Buddhist monastery, Hudson River, 8 mi to Kingston NY.

Built in 1890

### Essential Information

MLS® #	20231189
Price	\$797,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,683
Acres	0.12
Year Built	1890
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

### Community Information

Address	18 Rock City Road
Area	Woodstock
Subdivision	N/A
City	Woodstock
County	Ulster
State	NY
Zip Code	12498

### Amenities

Parking	Driveway, Off Street
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Is Waterfront Yes  
Waterfront Other

### **Interior**

Interior Features Beamed Ceilings, Hot Tub, Vaulted Ceiling(s)  
Appliances Water Heater, Washer, Refrigerator, Microwave, Electric Water Heater, Dryer, Dishwasher  
Heating Baseboard, Electric, Oil  
Cooling Wall Unit(s)  
Has Basement Yes  
Basement Full  
Fireplace Yes  
Fireplaces Gas, Living Room

### **Exterior**

Exterior Aluminum Siding, Wood Siding  
Lot Description Garden, Landscaped, Level, Near Public Transit  
Roof Asphalt, Shingle  
Construction Aluminum Siding, Wood Siding

### **School Information**

District Onteora Central

### **Additional Information**

Date Listed May 9th, 2023  
Days on Market 436  
Zoning R-2