

\$1,699,000 - 25 Joy Lane, Woodstock

MLS® #20230685

\$1,699,000

3 Bedroom, 3.50 Bathroom, 2,476 sqft
Residential on 9 Acres

N/A, Woodstock, NY

Introducing the Greyling; a modern home (to be built) by the highly acclaimed builder, Hudson River Homes. Set on almost 9 acres, you'll find a wooded retreat just minutes from the center of Woodstock. This outstanding property offers privacy yet proximity to many offerings in the highly coveted Catskills region including dining, hiking, skiing, farmer's markets. The stunning, contemporary architecture creates genuine curb appeal and complements a distinctly open-concept interior of approximately 2500 square feet. This highly efficient home features a spacious first level with soaring walls of windows that allow the expansive living, kitchen and dining spaces to blend effortlessly into the wooded landscape. Zoned radiant heated floors bring the polished cement slab on grade to life. The gourmet kitchen features customizable cabinetry by Mod, pantry, quartzite countertops, Fisher Paykel appliance package and a massive breakfast bar replete with supplemental storage; ideal for both everyday use and entertaining. The Greyling design offers a wood burning peninsula fireplace providing warmth and ambiance. The corner guest bedroom has an ensuite bath with a picture window. The first floor is also equipped with a powder room for guests and a foyer with ample closet space. To complete this level, take a step outside to discover over 600 square feet of elevated deck space. The three sleeping quarters, two full baths and laundry room are optimally positioned on the lower



level of the home. The primary suite boasts forest views with its corner windows, walk-in closet, elegant bathroom with radiant heated floors, modern wall hung toilet, deep soaking tub, glass partitioned curbless shower and double vanity with Grohe polished chrome fixtures. The two guest bedrooms are spacious, private and feature corner windows and closets with ample storage. The shared bathroom designed for the two additional bedrooms is perfectly situated for convenient access. On demand hot water, central A/C and heating, HRV unit, low-E Pella reserve series windows, closed cell spray foam insulation, exterior continuous insulation, standing seam galvalume roof, polished concrete flooring and recessed counter outlets are just some of the features of this home that complete this exceptional offering. There are multiple Hudson River Homes in progress and available for viewing in the area. There are many customizable options available; Siding color, Tile selection and layout, Cabinet finish and layout, Counter tops, Vanity selection, Appliance selection. NOTE: The photos represented show the Greyling with a lower deck and a shed which are optional upgrades. Completion from closing is estimated to be 12 months. Visit www.hrhdevelopment.com for examples of current and previous properties.

Built in 2023

Essential Information

MLS® #	20230685
Price	\$1,699,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,476
Acres	8.92

Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
MLS	ucbr_sold

Community Information

Address	25 Joy Lane
Area	Woodstock
Subdivision	N/A
City	Woodstock
County	Ulster
State	NY
Zip Code	12498

Amenities

Parking	Driveway
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Interior

Interior Features	High Speed Internet, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Water Heater, Washer, Tankless Water Heater, Refrigerator, Range Hood, Range, Oven, Instant Hot Water, Exhaust Fan, Dryer, Dishwasher
Heating	Central, Propane, Radiant, Radiant Floor, Zoned
Cooling	Central Air, Zoned
Basement	None
Fireplace	Yes
Fireplaces	Dining Room, Free Standing, Living Room, Wood Burning, Other, See Remarks

Exterior

Exterior	Frame
Lot Description	Private, Secluded, Wooded
Roof	Metal
Construction	Frame

School Information

District	Onteora Central
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Additional Information

Date Listed	March 30th, 2023
Days on Market	505
Zoning	R5