

\$319,000 - 465 Sickler Road, Woodstock

MLS® #20231797

\$319,000

0 Bedroom, 0.00 Bathroom,
Land on 28 Acres

N/A, Woodstock, NY

Rare opportunity to own 28+ acres at the base of Mt. Tobias on one of the most desirable and scenic roads in Woodstock! With amazing mountain views and bordered by protected land for maximum privacy, this glorious piece of land is an ideal parcel to build your dream home! A gravel driveway (which was recently regraded to improve water management) winds up to a potential build site perched high above the road below - it's easy to imagine your new home with tons of windows facing that view! There also are approved plans for in-ground septic for a 3-bedroom house which do require renewal. The rest of the land beyond the home site is wooded and slopes steeply up towards the back of the property which borders protected land. No need to go outside the borders of your property to go on some great outdoor adventures! Additionally, the seller is an architect who has thoughtfully designed a home that is beautifully integrated into the topography of the parcel and is open to providing design services for this or any other home on the property. Sample site plan and renderings shown in listing photos are for inspirational purposes only. Located in the hamlet of Willow in the town of Woodstock, the parcel is perfectly situated just minutes to dining and shopping in the villages of Woodstock and Phoenicia. It is also near many wilderness areas (Mt. Tremper trailhead just down the road) where one can enjoy nature and all kinds of outdoor activities and 25-30



minutes to skiing at Belleayre or Hunter Mountain while being just two hours from the GWB in NYC!

Essential Information

MLS® #	20231797
Price	\$319,000
Bathrooms	0.00
Acres	28.17
Type	Land
Sub-Type	Unimproved Land
Status	Closed
MLS	ucbr_sold

Community Information

Address	465 Sickler Road
Area	Woodstock
Subdivision	N/A
City	Woodstock
County	Ulster
State	NY
Zip Code	12495

Amenities

View	Mountain(s)
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Exterior

Exterior Features	Driveway
Lot Description	Private, Sloped, Steep Slope, Wooded

School Information

District	Onteora Central
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Additional Information

Date Listed	June 23rd, 2023
Days on Market	389