

\$710,000 - 63 Speare Road, Woodstock

MLS® #20232859

\$710,000

2 Bedroom, 1.50 Bathroom, 1,446 sqft
Residential on 7 Acres

N/A, Woodstock, NY

OPEN HOUSE, SUNDAY 10/1 12-2 hosted by Genevieve Geaney of The Clement, Brooks & Safier Team. This special home features a Wonderfully tranquil Location close to Woodstockâ€™s best amenities, yet off the traveled way, and tucked above it all.

Convenience with quiet country charm (in a setting to inspire artistic creation, or soothing relaxation) highlight this charming Woodstock Artist's ranch home. Once the residence of well- known Woodstock artist, Franklin Drake (1929-2001) and occupied till this year by his widow, Ruth M. Drake. The Drakes, during their occupancy, acquired what was then a separate, contiguous parcel, with a meadow, below their initial 3+ acres, to make 7.08 acres now being offered. It is possible, depending on the zoning, to have a separate parcel by subdivision, or perhaps to build a second, new home in this very desirable location. The c.1960s home features 2 bedrooms and one and one half bathrooms. There is additionally a very roomy, heated enclosed sunroom, not counted in the square footage. It is approximately 250 square feet and has wonderful vistas. There is also a 25x24 walk-out to grade, full unfinished basement room with a second wood burning fireplace, and concrete floor. The oak floors on the main level add a warm touch, as does the brick wood burning fireplace. The bathrooms and kitchen are largely original to the house. There is additionally, a covered porch at the front of the house, ideal for enjoying the views



of both meadows. There is a circular driveway to the front porch and the double attached garage. A permanent generator in this rural location adds a good bit of peace of mind.

Built in 1967

Essential Information

MLS® #	20232859
Price	\$710,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,446
Acres	7.08
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
MLS	ucbr_sold

Community Information

Address	63 Speare Road
Area	Woodstock
Subdivision	N/A
City	Woodstock
County	Ulster
State	NY
Zip Code	12498

Amenities

# of Garages	2
View	Meadow

Interior

Interior Features	3 Seasons Room, Eat-in Kitchen, High Speed Internet
Appliances	Other, Water Heater, Refrigerator, Range, Dishwasher

Heating	Baseboard, Oil
Has Basement	Yes
Basement	Full
Fireplace	Yes
Fireplaces	Basement, Living Room, Wood Burning

Exterior

Exterior	Frame
Lot Description	Gentle Sloping, Landscaped, Level, Meadow, Private, Wooded
Roof	Asphalt, Shingle
Construction	Frame

School Information

District	Onteora Central
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Additional Information

Date Listed	September 29th, 2023
Days on Market	293
Zoning	R3