

\$1,200,000 - 73-75 Cross Patch Road, Willow

MLS® #20240798

\$1,200,000

4 Bedroom, 2.00 Bathroom, 1,750 sqft
Residential on 4 Acres

N/A, Willow, NY

Nestled in the serene Silver Hollow area of Willow, NY, this enchanting property offers tranquil living and privacy with a main house plus separate studio building sprawled across 4 acres of park-like land. The parcel includes a sunny meadow and sloping lawns outlined with natural dry stacked rock walls, and is surrounded by Catskill Mountains: Mt. Tobias to the south, Mt. Tremper to the West, and Little Rocky in hiking distance at the north property line. The renovated main house exudes a sense of warmth and relaxation. The 4-bedroom, 2-bathroom home features meticulous maintenance and thoughtful upgrades throughout with well-appointed design choices. Downstairs, heated cement tile floors grace the full bathroom with walk-in shower, while the upstairs bathroom with soaking tub emits a spa-like aroma from the natural cedar wood ceiling while soaking. A newly installed stackable washer/dryer is located in the ground floor bathroom. With its bungalow ambiance and open, flowing floor plan downstairs, the home invites relaxation and gatherings warmed up with an efficient and sexy Rais round wood stove. There is oil baseboard heat as well, and a brick fireplace in the living room. A newly installed whole-house generator ensures peace of mind and automatically switches on and fully powers both buildings in the event of a power outage. Wood floors adorn the living areas and bedrooms, while the entryway mudroom and kitchen have Italian limestone-like ceramic tiles



laid in a herringbone pattern. The pièce de résistance situated on the hill above the house is a magnificent 27' x 36' post-and-beam open studio building that includes an upstairs loft area. The current owners use it as an art studio and home office, but consider it your blank canvas. It's huge and bright with a soaring ceiling height and a new wood stove in addition to the Rennai heating units. The ample front deck beckons with mountain views and sunshine all day long due to southern exposure, creating an idyllic retreat for creative living. OPEN HOUSE SATURDAY 4/6 from 1-3 pm

Built in 1920

Essential Information

MLS® #	20240798
Price	\$1,200,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,750
Acres	4.00
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
MLS	ucbr_sold

Community Information

Address	73-75 Cross Patch Road
Area	Woodstock
Subdivision	N/A
City	Willow
County	Ulster
State	NY
Zip Code	12495

Amenities

View Mountain(s)

Interior

Interior Features High Speed Internet, Other
Appliances Other, Water Heater, Washer, Refrigerator, Range, Dryer, Dishwasher
Heating Baseboard, Oil
Has Basement Yes
Basement Crawl Space
Fireplace Yes
Fireplaces Living Room, Masonry, Wood Burning

Exterior

Exterior Frame
Lot Description Private, Rock Outcropping, Sloped
Construction Frame

School Information

District Onteora Central

Additional Information

Date Listed April 4th, 2024
Days on Market 88
Zoning R5