



40 Grove Road
Woodstock, NY 12495
For Sale: \$999,000

Type:	Single Family
MLS#:	20221687
Square Footage:	0
Taxes:	\$17,728
Year Built:	1960

Stream-side Woodstock log home first time on the market in 40 years. This home is set above a year-round stream with total immersion into nature from every room. Totalling 5 bedrooms (plus additional sleeping loft) and 4 full bathrooms, this property is big on space both inside and out. Full privacy here, totally out of site of the nearest neighbor. Listen to the stream and enjoy private swimming holes, use the birch saplings and build a sweat lodge like the native Catskill tribes did. With well over 6 acres of private land including upper lot with huge pond this property makes for a perfect sanctuary. The subject home is surrounded by thousands of acres of NYS Forever Wild Lands. Best hiking in the Catskills is right out of the back door. The house is filled with natural light & passive solar from the ideal southern exposure. The main living area has an open floor plan including the kitchen, living room, and dining room. Large fireplace in the center of the main room makes for cozy winter nights. Formal living room overlooks the stream with wrap around deck for outside enjoyment. Rustic wood beams and hardwood floors throughout the entire house. This multi-level house is perfect for guests with 3 en-suite bedrooms and separate access from outside. Run as a successful 5-Star AirBnB for the last 6 years. Walk to Trailways Bus stop with direct to NYC. Money maker or perfect retreat for your guests. Close to all amenities and a short 2 hours to NYC. Established perennial flower gardens and beautiful stone walls adorn the setting. Perfectly sited shed for storage, chickens, or a writers playhouse. So much land and privacy and very suitable for homesteaders, paddock/barn or Artist studio space. This type of property is a rare find in Woodstock, loved and cherished by the current owners who are ready to find a new keeper of this beautiful estate.

Listing Details

Asking Price: \$999,000	Taxes: \$17,728	Status: Sold
Type: Single Family	MLS ID: 20221687	Last Update: 3/19/2025
Added: 1,092 Day(s) Ago		

Property Details

Address: 40 Grove Road	City: Woodstock	State: NY
Zip: 12495	County: Ulster	Total Bedrooms: 5
Total Bathrooms: 4 full	Total Rooms: 12	Home Style: Log Home
Basement: Full	Siding: Frame	Year Built: 1960

Location Details

Lot Size: 6.28 Acres	Lot Description: Pond on Lot, Landscaped,	Driveway: Circular Driveway
Water Front: No	Water Access: No	

School Details

School District: Onteora	Elementary School: Phoenicia
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Heating, Cooling, & Utility Details

Heat Type: Forced Air	Water Type: Well	Sewer Type: Septic Tank
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Broker Details