



11-15 Tannery Brook
Woodstock, NY 12498
For Sale: \$1,395,000

Type:	Single Family
MLS#:	20223142
Square Footage:	0
Taxes:	\$14,928
Year Built:	1900

Rare investment opportunity in the heart of Woodstock: a collection of four distinct, meticulously renovated homes close to shops, dining, nightlife, and the bus stop from NYC. This beautiful property includes a two-bedroom farmhouse and three cottages on a quarter acre of wooded land, bluestone pathways, and seasonal flowers. Possibilities include renting all four dwellings or living in the farmhouse while renting out the cottages on a long-term basis (monthly or annually). The cap rate for renting out all four homes is 8%. Each cottage could be rented for \$2500/month, while the farmhouse could be rented for \$3500-\$4000/month. In addition to the two-story farmhouse with bath, there is a two-story cottage with one bed and full bath; a one-bed, one-bath studio; and a one-bed, one-bath carriage house with a single-car garage. Extensive, top-to-bottom improvements have been made to each building. Yet another possibility is to use this fantastic location in the Catskills as a family compound. Imagine having the space to have relatives or friends visit at any time. Or to know that extended family is just a door-knock away. For writers and artists, perhaps one of the cottages could be converted to a studio. Those who work remotely could use the cottages as offices separate from home. For leisure, there's much to do in the area: hiking, swimming, skiing, shopping, dining, attending live performances, visiting art galleries, and more. Kingston, Phoenicia, Saugerties, and Rhinebeck (with an Amtrak train station) are nearby. Approximately 100 miles from the George Washington Bridge. A list of improvements and rental history are available. The cottages are currently unrented to facilitate viewing while the property is listed. Rental history is from less than a year ago. If you're looking for an investment property with multiple possibilities, consider viewing this unique collection of homes in the center of one of America's most famous small towns.

Listing Details

Asking Price: \$1,395,000	Taxes: \$14,928	Status: Expired
Type: Single Family	MLS ID: 20223142	Last Update: 7/14/2024
Added: 952 Day(s) Ago		

Property Details

Address: 11-15 Tannery Brook	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 5
Total Bathrooms: 4 full	Total Rooms: 10	Home Style: Colonial
Basement: Crawl Space	Siding: Frame	Year Built: 1900

Location Details

Lot Size: 0.24 Acres	Lot Description: Garden, Landscaped,	Driveway: Other
Water Front: No	Water Access: No	

School Details

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

Heat Type: Hot Water	Water Type: Public	Sewer Type: Public Sewer
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Broker Details