



**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: 1,353 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