



108 Ratterman Road  
Woodstock, NY 12498  
For Sale: \$899,000

Type:	Single Family
MLS#:	20240638
Square Footage:	0
Taxes:	\$10,743
Year Built:	1959

Nestled along a serene country road at the gateway of the charming village of Woodstock, this contemporary property boasts timeless allure. This graceful colonial residence sets the stage for a life of tranquility and leisure. Situated on over an acre of land with seasonal mountain views, the property is in close proximity to the Woodstock Golf Club and the village center. Step into this captivating abode for just under 3000 sq ft of classic elegance. As you cross the threshold, the foyer welcomes you with its stylish tiled floor, illuminated by streams of natural light from the wall of windows. To the left, a formal dining room awaits, followed by a spacious living room centered around a majestic fireplace. The kitchen is a haven for culinary enthusiasts with its sleek stainless steel appliances, breakfast bar and dining area; perfect for effortless gourmet adventures and social gatherings. Adjoining the kitchen is a practical mudroom area and laundry facilities. Entertainment seamlessly flows into the family room, adorned with sliding glass doors opening onto a patio for al fresco dining. Overlooking the fenced yard with mature landscaping, you'll find an enchanting setting for summer soirées and starlit gatherings under the open sky. A main level bedroom with en-suite bathroom, dedicated office and half bathroom complete this level. Ascending to the second floor, the oak hardwood flooring leads the way to three generously proportioned bedrooms, with the primary suite reigning supreme. Here, indulge in the luxury of a walk-in closet and an en-suite bathroom with a shower and a decadent soaking tub—an oasis of comfort and relaxation. The additional bedrooms on this level share a contemporary bathroom. For added convenience, the attached 2-car garage is a versatile space ideal for additional storage or workshop space. The separate barn (16 x 16) is the perfect canvas for a writer's sanctuary, workshop or painting studio, offering endless possibilities for creative expression. Conveniently located just 1/2 mile from Woodstock's vibrant center, you can enjoy easy access to attractions, dining and outdoor adventures. Now is the time to create lasting memories in a place you'll proudly call home.

Listing Details

Asking Price: \$899,000	Taxes: \$10,743	Status: Sold
Type: Single Family	MLS ID: 20240638	Last Update: 7/22/2024
Added: 642 Day(s) Ago		

Property Details

Address: 108 Ratterman Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full, 1 half	Total Rooms: 11	Home Style: Colonial
Basement: Concrete	Siding: Brick	Year Built: 1959

Location Details

Lot Size: 1.3 Acres	Lot Description: Gentle Sloping,	Driveway: Driveway
Water Front: No	Water Access: No	

School Details

School District: Onteora

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Septic Tank
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