



86 Baumgarten Road  
Woodstock, NY 12498  
For Sale: \$785,000

Type:	Single Family
MLS#:	823459
Square Footage:	2,280
Year Built:	2016

A One-of-a-Kind Renovated Barn & Creative Haven in Woodstock Set on three peaceful acres, this reimagined 1910 barn blends historic charm with modern comfort. Designed as both a unique home and an inspiring creative space, this property has been meticulously upgraded with radiant heating, all-new insulation, updated electrical and plumbing, and a newly installed leach field. Soaring ceilings on both levels create a spacious, airy feel, with a thoughtfully designed layout ideal for music, performance, dance, or studio use. The lower level features two cozy bedrooms, a full bathroom with laundry, and an open-concept living space with a kitchen, island, and reading nook—topped off by a lofted resting area. A bridge from the upper lot leads to the barn's stunning second level—another expansive post-and-beam space currently used for massage therapy and musical experiences. This floor also includes a full bathroom, a mechanical room, and a versatile bonus room perfect for an office or additional sleeping area. Beyond the barn, the property offers a range of additional spaces. A rustic treehouse adds a whimsical retreat, while a tiny cabin provides even more possibilities as a writer's shed, studio, or guest space. A separate storage shed ensures ample space for equipment and gear. With R1 zoning and ample space further back on the lot, there is also potential for an additional building. Blending rustic character with contemporary updates, this is a rare opportunity for visionaries seeking a home that inspires. Ideally located just off historic Zena Road, it's a short drive to Woodstock's Village Green.

**Listing Details**

Asking Price: \$785,000	Status: Active	Type: Single Family
MLS ID: 823459	Last Update: 2/19/2025	Added: 11 Day(s) Ago

**Property Details**

Address: 86 Baumgarten Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Square Footage: 2,280
Total Bedrooms: 2	Total Bathrooms: 2 full	Total Rooms: 4
Home Style: Converted Structure	Attic: None	Siding: Post and Beam
Year Built: 2016		

**Location Details**

Lot Size: 3.18 Acres	Lot Description: Back Yard, Hilly, Irregular	Driveway: Driveway
Water Front: No	Water Access: No	

**School Details**

School District: Saugerties	Elementary School: Morse	Middle School: Saugerties Junior
High School: Saugerties		

**Heating, Cooling, & Utility Details**

Heat Type: Propane	Water Type: Drilled Well	Sewer Type: Septic Tank
Air Conditioning: Wall/Window Unit(s)		

**Broker Details**