



97 John Joy Road  
Woodstock, NY 12498  
For Sale: \$759,000

Type:	Single Family
MLS#:	20250850
Square Footage:	0
Taxes:	\$9,496
Year Built:	1875

The best of both worlds! A boho cottage paradise and a modern ADU (Accessory Dwelling Unit). Peace and tranquility and 3 miles from the center of the most famous small town in the world. Five-star dining and unique shopping opportunities. The property is situated adjacent to the Thorne Preserve - 60 acres boasting the most painted views of Overlook Mountain. The preserve is a sweeping grassland habitat and riparian forest. Thorne Preserve will remain an undeveloped sweeping grassland in perpetuity! This charming two-bedroom 1875 cottage is the envy of the neighborhood - it looks like it has been plucked from a 19th-century expressionist painting. The ADU currently used as a studio/guest house has all the possibilities and potential to fulfill all your dreams. Become a maker/artist and use it as a studio - or turn it into a modern guest house or pool house. This property is on 1.89 acres of level grassland that is calling for an in-ground pool. Come find paradise today!

### Listing Details

Asking Price: \$759,000	Taxes: \$9,496	Status: Active
Type: Single Family	MLS ID: 20250850	Last Update: 8/5/2025
Added: 141 Day(s) Ago		

### Property Details

Address: 97 John Joy Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Home Style: Cabin	Basement: Partial
Siding: Clapboard	Year Built: 1875	

### Location Details

Lot Size: 1.89 Acres	Lot Description: Meadow, Native Plants,	Driveway: Circular Driveway
Water Front: No	Water Access: No	

### School Details

School District: Kingston

### Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Window Unit(s)		

### Broker Details

Coldwell Banker Village Green	Benjamin Armento	Henry T Ford
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