



Hudson Valley Catskill Region MLS

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

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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! A 3D Walkthrough Tour is available in the digital Lookbook or by request.

### **Listing Details**

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Asking Price: \$759,000	Taxes: \$9,496	Status: Active
Type: Single Family	MLS ID: 20250850	Last Update: 12/2/2025
Added: 295 Day(s) Ago		

### **Property Details**

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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**

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

### **School Details**

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School District: Kingston

### **Heating, Cooling, & Utility Details**

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

### **Broker Details**

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Coldwell Banker Village Green

Benjamin Armento

Henry T Ford