Hudson Valley Catskill Region MLS

97 John Joy Road
Woodstock, NY 12498
For Sale: $799,000

Type:	Single Family
MLS#:	848127
Square Footage:	1,532
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 from the listing agent.

Listing Details

Asking Price: $799,000	Taxes: $9,496	Status: Active
Type: Single Family	MLS ID: 848127	Last Update: 10/20/2025
Added: 268 Day(s) Ago		

Property Details

Address: 97 John Joy Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Square Footage: 1,532
Total Bedrooms: 3	Total Bathrooms: 2 full	Total Rooms: 5
Home Style: Cabin	Attic: None	Basement: Unfinished
Siding: Frame	Year Built: 1875	

Location Details

Lot Size: 1.89 Acres	Water Front: No	Water Access: No

School Details

School District: Kingston	Elementary School: Chambers	Middle School: M Clifford Miller
High School: Kingston		

Heating, Cooling, & Utility Details

Heat Type: Heat Pump	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Ductless		

Broker Details

Coldwell Banker Village Green	Benjamin Armento