



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

Type: Single Family Added: 247 Day(s) Ago

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Taxes: \$9,496

MLS ID: 848127

Status: Active

Last Update: 10/20/2025

### **Property Details**

Address: 97 John Joy Road

Zip: 12498

Total Bedrooms: 3 Home Style: Cabin

Siding: Frame

City: Woodstock

County: Ulster Total Bathrooms: 2 full

Attic: None Year Built: 1875 State: NY

Square Footage: 1,532

Total Rooms: 5

Basement: Unfinished

### **Location Details**

Lot Size: 1.89 Acres

Water Front: No

Water Access: No

#### **School Details**

School District: Kingston High School: Kingston

Elementary School: Chambers

Middle School: M Clifford Miller

# Heating, Cooling, & Utility Details

Heat Type: Heat Pump Air Conditioning: Ductless Water Type: Well

Sewer Type: Septic Tank

#### **Broker Details**

Coldwell Banker Village Green

Benjamin Armento