



146 Sherman Road  
 Kingston, NY 12401  
 For Sale: \$569,000

Type:	Single Family
MLS#:	20250945
Square Footage:	0
Taxes:	\$12,400
Year Built:	1972

Woodstock Charmer on Cul-de-Sac with Guest Apartment on 1.68 Acres! Tucked away on a quiet cul-de-sac off Zena Road, 8 minutes from the Village of Woodstock, this unique property offers the perfect blend of location, space, flexibility, and opportunity. Set far back from the road on a serene 1.68-acre lot, bordered on one side by a little stream, this tree filled property boasts extensive perennial gardens that burst to life in the warmer months, an above-ground pool, and a hot tub surrounded by expansive decking—creating a true backyard oasis. This raised ranch home features 3 bedrooms and 2 baths on the main level, plus a fully finished lower level with a 4th bedroom, 3rd bath, and a generous additional space, ideal for a family room, home gym, playroom, or theater. Some cosmetic updates and renovations will easily bring out the full sparkle and potential of the main section of the house, which awaits a new owner's personal touch and vision. Connected to the downstairs area is an ample two car garage that has been repurposed by the current owners into an entertainment space, but can be easily converted back to a garage with the removal of one wall. Attached to the main house via an 8x8 breezeway, you'll find a charming 720 SF 1-bedroom, 1-bath guest apartment built in 2008. With its own private entrance and an airy open floor plan, this 1 bedroom, 1 bath space has a full kitchen, living room and dining room, newer appliances, including a washer and dryer, and lots of storage space. This modern addition is perfect for visitors, a home business, artist studio, multi-generational living or rental income. Think cozy hideaway with a "just right" touch of independence. Located in the Town of Woodstock with Kingston schools and mailing address, this one-of-a-kind property truly blends space, privacy, and versatility. Come experience the possibilities for yourself!

## Listing Details

Asking Price: \$569,000	Taxes: \$12,400	Status: Active
Type: Single Family	MLS ID: 20250945	Last Update: 6/10/2025
Added: 62 Day(s) Ago		

## Property Details

Address: 146 Sherman Road	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full	Fireplaces: 2	Home Style: Raised Ranch
Basement: Concrete	Siding: Aluminum Siding	Year Built: 1972

## Location Details

Lot Size: 1.68 Acres	Lot Description: Back Yard, Front Yard,	Driveway: 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: Ceiling Fan(s)		