



8 Tannery Brook Road  
 Woodstock, NY 12498  
 For Sale: \$1,700,000

Type:	Single Family
MLS#:	862492
Square Footage:	2,496
Taxes:	\$11,459
Year Built:	1960

Positioned just moments from the vibrant energy of Tinker Street and the heart of Woodstock, this 2,496 sqft mixed-use property offers an exceptional opportunity to live, work, and invest in one of the Hudson Valley's most iconic artistic communities. Currently used as a weekend retreat by its owners, the upstairs serves as a well-established Airbnb, while the street-level commercial space is separately rented, creating multiple revenue streams. With 3 bedrooms and 2 full baths across the residential spaces, the home sits directly on Tannery Brook waterfall, offering tranquil soundscapes and natural views from multiple private decks and a riverside lawn ideal for relaxation or entertaining. Zoned Hamlet Commercial, the property invites future expansion—whether transforming the site into a boutique inn, or enhancing its current live/work layout. With separate entrances, flexible floor plans, and direct access to both natural beauty and Woodstock's shops, galleries, and cafes, this property combines peaceful retreat with the energy of a cultural destination. For those seeking character, functionality, and upside in an iconic location, this offering presents a compelling mix of lifestyle and long-term value.

## Listing Details

Asking Price: \$1,700,000	Taxes: \$11,459	Status: Active
Type: Single Family	MLS ID: 862492	Last Update: 6/5/2025
Added: 25 Day(s) Ago		

## Property Details

Address: 8 Tannery Brook Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Square Footage: 2,496
Total Bedrooms: 3	Total Bathrooms: 2 full	Home Style: Contemporary
Basement: Full	Siding: Frame	Year Built: 1960

## Location Details

Lot Size: 0.14 Acres	Lot Description: Near Shops, See Remarks, Driveway: Parking Lot
Water Front: Yes	Water Access: Yes

## School Details

School District: Onteora	Elementary School: Woodstock	Middle School: Onteora
High School: Onteora		

## Heating, Cooling, & Utility Details

Heat Type: Oil	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		

## Broker Details

Serhant LLC	Steven Wrobel	Jake Garay
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