



Hudson Valley Catskill Region MLS

46 Playhouse Lane Extension

Woodstock, NY 12498

For Sale: \$1,675,000

Type:	Single Family
MLS#:	20251318
Square Footage:	0
Taxes:	\$14,132
Year Built:	1982

Once-in-a-Generation Opportunity: Private Estate in the Heart of Woodstock Village Tucked away in the very center of Woodstock, this rare private estate offers an extraordinary combination of space, seclusion, and potential. Lovingly held by the same family for over 40 years, the property spans nearly 8 acres, with a vast open meadow—larger than a football field—offering unmatched privacy just steps from the vibrancy of village life. To the north of the home lies a storybook woodland, complete with a meandering stream and the possibility of stunning mountain views with selective tree clearing. This enchanting natural setting adds depth and character to an already remarkable property. The residence itself rests on solid foundations, thoughtfully designed and masterfully constructed by skilled local craftsmen. While ready for immediate enjoyment, the home also presents an ideal canvas for thoughtful upgrades or imaginative transformation. Whether you're seeking a peaceful retreat, a creative live/work compound, or a legacy property to shape for generations to come, this estate offers limitless possibilities—all without sacrificing proximity to the shops, restaurants, and culture that make Woodstock so special. A rare opportunity for those with vision—this is Woodstock as you've never seen it.

Listing Details

Asking Price: \$1,675,000	Taxes: \$14,132	Status: Active
Type: Single Family	MLS ID: 20251318	Last Update: 6/27/2025
Added: 48 Day(s) Ago		

Property Details

Address: 46 Playhouse Lane Extension	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Total Rooms: 8	Fireplaces: 1
Home Style: Berm	Year Built: 1982	

Location Details

Lot Size: 7.64 Acres	Lot Description: Landscaped, Many Trees,	Driveway: Covered Spaces
Water Front: No	Water Access: No	

School Details

Elementary School: Woodstock

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Private Sewer
Air Conditioning: Ductless		

Broker Details

Potter Realty	Nan Potter	Daniel Hauspurg
---------------	------------	-----------------