



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

Type:	Single Family
MLS#:	20251389
Square Footage:	0
Taxes:	\$11,459
Year Built:	1960

Positioned just moments from the vibrant energy of Tinker Street and the heart of Woodstock, this 2,496 sq ft mixed-use property offers an exceptional opportunity to live, work, and invest in one of the Hudson Valley's most iconic artistic communities. The first floor is owner-occupied, 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: 20251389	Last Update: 6/12/2025
Added: 48 Day(s) Ago		

Property Details

Address: 8 Tannery Brook Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 0	Home Style: Contemporary	Basement: Full
Siding: Vinyl Siding	Year Built: 1960	

Location Details

Lot Size: 0.14 Acres	Lot Description: Waterfall	Driveway: Off Site
Water Front: No	Water Access: Yes	

School Details

School District: Onteora	Elementary School: Woodstock
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Heating, Cooling, & Utility Details

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

Broker Details

Serhant LLC	Steven Wrobel
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