



94 The Middle Way  
 Woodstock, NY 12457  
 For Sale: \$1,100,000

Type:	Single Family
MLS#:	844209
Square Footage:	2,337
Taxes:	\$12,557
Year Built:	1975

Privately sited on a quiet back road in the Catskills, Noorden House is a modern retreat offering both seclusion and convenience—just 20 minutes to Woodstock, 15 to Phoenicia, and 30 to two ski mountains. Elevated on over 5 acres, the home enjoys distant mountain views, beautifully landscaped grounds, and serene natural features including a heated freeform pool, a small pond, and a picturesque creek that winds through the woods. The architecture emphasizes light and flow. Expansive windows and sliding glass doors let sunshine pour into the living spaces, highlighting exposed beams and warm wood accents. The wraparound deck is ideal for dining, lounging, and enjoying the peaceful setting, with views over the pool and gardens. Inside, the main living area opens into a cozy dining space with a gas fireplace and wood-beamed ceiling. The adjacent kitchen is well-designed and functional, with a generous island, ample cabinetry, and a walk-in pantry. A main-level office/guest room and a combined laundry/powder room complete this floor. Upstairs, a central lounge anchors three bedrooms, including a vaulted-ceiling primary suite with exposed beams and a bright modern bath with glass-enclosed shower. Two additional bedrooms—one full and one with twin beds and a charming lofted third bed—share a bathroom with double sinks and a soaking tub. The finished lower level includes a recreation room with ping-pong table, a massive chalkboard wall for creative fun, a full bath, and French doors that lead directly outdoors—perfect for post-swim use. Beyond the home, the grounds are a highlight: a fire pit for evenings under the stars, a peaceful pond that draws wildlife, and a wandering creek that invites quiet exploration. Whether lounging poolside or wandering the woods, the property offers a deep sense of calm and connection to nature. Located in the heart of the Catskills, Noorden House is close to hiking trails, the Esopus Creek, local galleries, and farm-to-table dining. The Kenneth L. Wilson Campground is just minutes away for kayaking, paddleboarding, and fishing. In winter, enjoy nearby skiing at Belleayre and Hunter Mountains, both 30 minutes away. This is a thoughtfully designed, turn-key escape with space to relax, entertain, and recharge—indoors and out.

## Listing Details

Asking Price: \$1,100,000	Taxes: \$12,557	Status: Active
Type: Single Family	MLS ID: 844209	Last Update: 8/5/2025
Added: 92 Day(s) Ago		

## Property Details

Address: 94 The Middle Way	City: Woodstock	State: NY
Zip: 12457	County: Ulster	Square Footage: 2,337
Total Bedrooms: 3	Total Bathrooms: 3 full, 1 half	Total Rooms: 8
Fireplaces: 1	Home Style: Contemporary	Attic: None
Basement: Partially Finished	Siding: Clapboard	Year Built: 1975

## Location Details

Lot Size: 5.09 Acres	Lot Description: Back Yard, Cleared,	Water Front: No
Water Access: No	HOA Fees: \$650	HOA Inclusions: Snow Removal

## School Details

School District: Onteora	Elementary School: Reginald Bennett	Middle School: Onteora
High School: Onteora		