



11 Lion's Way
Woodstock, NY 12409
For Sale: \$1,790,000

Type:	Single Family
MLS#:	866822
Square Footage:	2,247
Taxes:	\$21,697
Year Built:	1989

This unique home blends nature with breathtaking views, high design, a whimsical feel, along with modern efficient systems that will leave you in awe. Nestled on a secluded 47-acre property just minutes from the heart of Woodstock Village, this Mountainside Retreat is perfectly situated above Cooper Lake, offering long-distance views of some of the most sought-after peaks in the Catskills, including Tonchi, Tobias, Guardian, and Overlook. As you approach the home, a sense of calm and serenity overcomes you. The picturesque setting and sounds of nature draw you in, while the modern-day fortress, complete with a footbridge and bell tower, sets the scene for this fascinating residence. Upon entering, you are greeted by a style and architecture that does not disappoint—a mid-century modern flair featuring clean lines and built-in functional storage, enhanced with natural wood elements. The living room, positioned across from a centrally located fireplace, boasts elegant built-in Danish/modern-style storage units above and below panoramic windows. Adjacent to the living area is a stylish wet bar and a built-in library with a window chaise lounge that overlooks a bluestone patio, complete with a pond and fountain. The primary suite on the main floor offers ample storage and a large, well-appointed bathroom featuring a generously sized soaking tub and abundant natural light. The kitchen includes a dining area surrounded by glass, opening onto a patio that showcases stunning 40-mile views—perfect for al fresco dining and grilling. Upstairs, adjacent to the working bell tower, lies an incredible bedroom with its own rooftop deck, offering a perch high above the trees for gazing at the ever-changing mountain light or practicing morning yoga. The soothing sounds of nature and wildlife surround you, creating a peaceful atmosphere that is hard to match.

Listing Details

Asking Price: \$1,790,000	Taxes: \$21,697	Status: Active
Type: Single Family	MLS ID: 866822	Last Update: 6/5/2025
Added: 10 Day(s) Ago		

Property Details

Address: 11 Lion's Way	City: Woodstock	State: NY
Zip: 12409	County: Ulster	Square Footage: 2,247
Total Bedrooms: 3	Total Bathrooms: 2 full, 1 half	Total Rooms: 8
Fireplaces: 1	Home Style: Contemporary	Attic: None
Basement: Full	Siding: Block	Year Built: 1989

Location Details

Lot Size: 46.21 Acres	Lot Description: Landscaped, Private,	Water Front: No
Water Access: No		

School Details

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

Heating, Cooling, & Utility Details

Heat Type: Heat Pump	Water Type: Well	Sewer Type: Septic Tank
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