



Hudson Valley Catskill Region MLS

78 Ratterman Road
 Woodstock, NY 12498
 For Sale: \$699,000

Type:	Single Family
MLS#:	20251860
Square Footage:	0
Taxes:	\$8,098
Year Built:	1955

Just moments from the heart of Woodstock, this thoughtfully sited property on 1.5 acres offers exceptional privacy and the ease of one-level living. Set back from the road and enveloped by nature, the home exudes a sense of calm from the moment you step through the front door. Built in 1955, this cedar-sided ranch has the subtle mid-century sensibility and sun-drenched interiors. The home feels instantly welcoming. Original hardwood floors, rich with patina, run throughout, lending character and continuity to the space. The open-plan living and dining area is both stylish and inviting—ideal for lingering dinners or quiet evenings by the fireplace, gazing out at the serene mountain view. The kitchen, just off the dining area, features charming vintage cabinetry. Cheerful and functional, it opens directly onto what may become your favorite spot in the house: a screened-in back porch nestled among the trees. This elevated perch feels like a treehouse retreat—perfect for morning coffee accompanied by birdsong as dusk settles in. In summer, it could easily double as a breezy home office. You'll find three peaceful bedrooms and a full bath, along with the comfort of central air conditioning. A staircase off the kitchen leads to a versatile space with its own entrance—over 300 square feet currently used as a home office, but equally suited for a guest suite, studio, or private retreat. This space features a full bathroom and provides access to the attached garage, which can accommodate up to two cars. Beautifully maintained and move-in ready, this home offers the rare combination of seclusion and convenience—just minutes to the village of Woodstock and the NYC bus line. A truly special offering, in the heart of Woodstock.

Listing Details

Asking Price: \$699,000	Taxes: \$8,098	Status: Active
Type: Single Family	MLS ID: 20251860	Last Update: 6/27/2025
Added: 33 Day(s) Ago		

Property Details

Address: 78 Ratterman Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Fireplaces: 1	Home Style: Ranch
Basement: Finished	Siding: Cedar	Year Built: 1955

Location Details

Lot Size: 1.53 Acres	Lot Description: Garden, Private	Water Front: No
Water Access: No		

School Details

Elementary School: Woodstock

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Ceiling Fan(s)		

Broker Details