



96 Meads Mountain Road
Woodstock, NY 12498
For Sale: \$1,495,000

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|-----------------|---------------|
| Type: | Single Family |
| MLS#: | 20252173 |
| Square Footage: | 0 |
| Taxes: | \$12,758 |
| Year Built: | 1970 |

Tucked away on 7.26 acres of lush, storybook landscape with a stream-fed pond, this quintessential Woodstock home is more than a residence—it's an experience. As you approach via a winding driveway that crosses a babbling stream and year-round waterfalls, the magic begins. You can hear the cascading water from the house itself, setting the tone for the serenity that follows. The main home offers 2,727 square feet of character-filled living space, while a charming 450 square foot guest cottage sits nearby, all nestled among vibrant mature gardens, handcrafted stone walls, and a gazebo. The tranquil, stream-fed pond at the heart of it all invites you to pause, breathe, and take it all in. Step inside to a soaring double-height great room with exposed beams and north-facing artist's windows that bathe the space in soft, natural light. A dramatic stone fireplace anchors the open-concept layout, creating an inviting flow between living and dining areas. The kitchen is a cook's dream—vaulted ceilings, skylights, custom wood cabinetry, artisan tilework, and a generous center island. Need more space for entertaining? The sun-drenched sunroom—with its skylight, terracotta floors, and cozy woodstove—is perfect for hosting guests or quiet nights in. French doors lead to a stone patio overlooking gardens that bloom in every season. A full bath with a steam shower on the main level offers additional convenience. The primary suite is a peaceful sanctuary with vaulted ceilings, garden views, a spa-like bath with soaking tub, and even a private outdoor shower beneath a fragrant trellis. Upstairs, a guest bedroom and full bath with skylight offer a retreat all their own. The surprises keep coming on the lower level: two large rooms with a full kitchen area, full bath, artist's studio, and cozy woodstove—ideal for creative work, extended guests, or a private home office. And then there's the guest house: a two-story jewel with its own deck above the stream, a vaulted upstairs bedroom with an expansive garden-facing balcony, and a warm, woodsy interior. Currently a permitted B&B, it's perfect for visitors and has an excellent rental income history. The fenced grounds are a true Eden—carefully cultivated to deliver beauty all year long. Meandering lawns, specimen Japanese maples, weeping cherries, magnolias, evergreens, and a dazzling array of deer-resistant perennials create a living painting. Every step offers a new surprise, every corner a private nook. Modern upgrades add peace of mind, including a whole-house generator, new boiler, irrigation and security systems, new washer/dryer, and a newer roof. Just under five minutes to the center of Woodstock, and close to the trailheads of Overlook Mountain and Magic Meadow, this is a once-in-a-lifetime opportunity to own a private sanctuary that inspires creativity, joy, and rest.

Listing Details

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|---------------------------|------------------|------------------------|
| Asking Price: \$1,495,000 | Taxes: \$12,758 | Status: Active |
| Type: Single Family | MLS ID: 20252173 | Last Update: 8/11/2025 |
| Added: 76 Day(s) Ago | | |

Property Details

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|---------------------------------|-----------------|--------------------------|
| Address: 96 Meads Mountain Road | City: Woodstock | State: NY |
| Zip: 12498 | County: Ulster | Total Bedrooms: 2 |
| Total Bathrooms: 4 full | Fireplaces: 1 | Home Style: Contemporary |
| Basement: Daylight | Siding: Frame | Year Built: 1970 |

Location Details

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|----------------------|---------------------------------------|----------------------|
| Lot Size: 7.26 Acres | Lot Description: Pond on Lot, Garden, | Driveway: Off Street |
| Water Front: No | Water Access: No | |

School Details