



11 Grogkill Rd Road
Woodstock, NY 12498
For Sale: \$1,250,000

Type:	Single Family
MLS#:	20252659
Square Footage:	0
Taxes:	\$18,526
Year Built:	2006

Classic Country "Haven" — it's HEAVEN really! Elegance that checks off every box! This timeless and enduring style home designed with graciously proportioned rooms with high (12') ceilings and light streaming through windows from every direction. Centrally located and perched on 3 exclusive landscaped acres with a pool, an oversized 2-car garage, and mountain views; all next door to your own country preserve! Upon entering you are greeted by the foyer, which exudes an immediate sense of what "bright and spacious" really feels like. This 3,080 sq. foot house has a charming circular flow through the first floor that includes a massive living room with Jotul fireplace and built-in bookcases, a den, an over-size kitchen with an expansive breakfast bar, a pantry/laundry room, a separate dining room, and a gracious half bath. The dining room and den are each strategically and symmetrically designed enveloping each room in windows that establish a profound connectivity with the great outdoors. These voluminous spaces pour out into an inviting screened porch; a place to entertain while friends play in the yard, frolic in the 20' x 45' pool, or enjoy a BBQ on the bluestone patio. The grand central staircase leads up to french doors that open onto a huge balcony that overlooks the lawns, pool, and mountain view. The spacious primary en suite (enjoy the sweet sounds of nature while you sleep or have a romantic moment by the fireplace), includes a walk-in closet with its own balcony and view, and a full bath to luxuriate in. The upstairs hallway leads to two ample bedrooms and an additional full bath. Hardwood floors escort you through all of these fabulous spaces, and sunlight lures you into every room. The original builder/owner of this home spared no expense in the construction; including a copper roof and gutters on the house and garage, central A/C, state of the art systems (like the water filtration, hydro-air heating, new high-efficiency combination boiler, upscale double pane windows and hardwood doors), whole house generator, oversized eaves and highly efficient double pane windows. Pick vegetables and flowers from your raised bed garden with cozy blue stone seating area and firepit, or enjoy "earthing" (that's walking in the grass to reset your brain!) on the expansive lawns. A circular driveway provides easy entry and exit. Enjoy walking the stone pathways, and there's even a skateboard half-pipe available. An added feature is an extended room off the garage which the current owner uses as a treatment room (it has heat and electric). It could easily be used as a gym, art studio, or work space. Walk to the Grogkill Association land which encompasses, a stream, a pond for fishing/swimming, a waterfall (in season you will sleep to these sounds), and hiking trails that connect to 10,000 acres of state land. HOA Fees are 200 a year, and include maintenance of the communal pond, picnic area, and waterfall. Call this your Woodstock base camp, hide-away, or retreat center! All this is surrounded by towering trees that provide ultimate privacy and enjoyment. Just minutes to Woodstock, Phoenicia, the rail trail at the Ashokan Reservoir, skiing, hiking, mountain climbing and everything the Catskills has to offer. A pleasure to see or show!

Listing Details

Asking Price: \$1,250,000	Taxes: \$18,526	Status: Active
Type: Single Family	MLS ID: 20252659	Last Update: 8/9/2025
Added: 56 Day(s) Ago		

Property Details

Address: 11 Grogkill Rd Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full, 1 half	Total Rooms: 7	Siding: Frame
Year Built: 2006		

Location Details

Lot Size: 3 Acres	Lot Description: Back Yard, Gentle Sloping, Water Front: No
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