



45 Rose Lane
Woodstock, NY 12409
For Sale: \$895,000

Type:	Single Family
MLS#:	20254584
Square Footage:	0
Taxes:	\$9,463
Year Built:	1985

Quintessential Woodstock Contemporary tucked away on almost 4 bucolic, private acres minutes to the center of town. Perched at the end of a dead end lane on one of the areas loveliest roads is this 2 bedroom 1.5 bath home with extra flex space to expand. It is all in the details that makes this home such a delight. Hardwood floors and hand-hewn beams throughout create a timeless backdrop. Open-concept living room/ dining room with large windows bringing the natural surroundings in. Arched doorways and a sweet sitting alcove off the dining area add character and charm. Kitchen has solid wood/glass mullioned cabinets, marble countertops and stainless steel appliances offering the perfect blend of modern and retro. Half bath off the kitchen with ample room to expand off the mudroom if desired. Upper level has two gracious bedrooms and bathroom with space to reconfigure if you wish. Lower floor flex room with gracious laundry room ideal to add another full bathroom. This home is sweet just as it is but has space to be reimagined. The surrounding land is completely private, surrounded by old growth pines and open, sunny clearings perfect for a pool. Inviting gazebo overlooking neighboring spring fed pond for al fresco dining and taking in the natural, Catskill Mountain beauty. Detached, two-level 300 sq ft garage is currently being used as an art studio but could be converted to an all season office, studio, or an ADU. Per the Town rules as it is 3 acre zoning, this property is compatible with an additional living space being permitted. Whether you convert garage or build another structure, it is rare to have the acreage allowable for a legal ADU. Property abuts neighboring Angus Lane. There is ample space on the property to build an ADU to maintain autonomy for both homes or using existing garage to create a compound feel. This ideally located property is steps to Woodstock's best walking road to the majestic Cooper Lake, a few minute drive to the center of Woodstock to tap into all the creative community has to offer and a perfect base for all things in the Hudson Valley. Catch a show at Levon's Barn or the Bearsville Theater and The Colony, have a great meal at Oriole 9, Silvia, Red Onion or one of the many eateries in town, walk the historic Byrdcliffe Arts Colony that still hosts artist residences every summer. The expansive Rail Trail and extensive hiking trails are all a stone's throw away. This property is under 30 minutes to Belleayre Ski area, Inness Resort and Arrowood Brewery, offering an outdoor venue with shows and festivals all summer. Wander Kingston's Stockade District with its lovely architecture, galleries, shops and eateries. Head to Camp Kingston for lunch, coffee, pinball and collective workspace, Rough Draft for books, libations and a cozy workspace and Rosies on the waterfront for eclectic eats. The UPAC offers a historic venue with world-renowned shows all year round and the Hutton Brickyards has been reimagined into a beautiful, outdoor venue that hosts Field + Supply, music and arts festivals with Kingston's Greenline walking trail and over 500 acres of protected land by the Hudson River. This home offers the perfect balance of a serene upstate getaway yet close to all the Hudson Valley has to offer. It is rare to find such a private, quiet setting minutes to everything. A home ready to enjoy and begin to create your own Catskill retreat.

Listing Details

Asking Price: \$895,000	Taxes: \$9,463	Status: Pending
Type: Single Family	MLS ID: 20254584	Last Update: 12/8/2025
Added: 78 Day(s) Ago		

Property Details

Address: 45 Rose Lane	City: Woodstock	State: NY
Zip: 12409	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 1 full, 1 half	Home Style: Contemporary	Basement: Concrete
Siding: Board & Batten Siding	Year Built: 1985	

Location Details