



36 Cross Patch Road
 Woodstock, NY 12495
 For Sale: \$625,000

Type:	Single Family
MLS#:	917797
Square Footage:	602
Taxes:	\$6,159
Year Built:	1977

This sale includes not only the fully restored Cross Patch Cabin but also a separate nearly two-acre stream-front buildable lot combined with over 400 feet of frontage - an opportunity rarely found at this price point. Together, the two wooded parcels total almost four acres and offer privacy, flexibility, and investment potential: keep the existing cabin as your hideaway and build a second home on the adjoining lot, or use it for future expansion. Deep in the quiet woods of Willow, where trout streams wind and songbirds keep watch, sits a hand-built home that feels lifted from a storybook. Originally constructed in 1977 and fully restored with additions in 2020, Cross Patch Cabin blends rustic character with modern comforts. The cottage has been reimagined with intention: a wraparound porch that frames the forest, a warm living area with a wood-burning stove, and two bedrooms with a new full bath. The lower level provides storage and laundry, while modern infrastructure including all new artesian well, septic, insulation, roof, all-new plumbing and electric, on-demand hot water, and a full-house generator ensures effortless living. Outdoors, an open-air shower, fenced yard, and seasonal mountain views complement the wooded setting. Just minutes from Woodstock's center and Catskills trailheads, Cross Patch Cabin offers quiet privacy with modern convenience ideal as a full-time residence or weekend retreat.

Listing Details

Asking Price: \$625,000	Taxes: \$6,159	Status: Active
Type: Single Family	MLS ID: 917797	Last Update: 10/1/2025
Added: 53 Day(s) Ago		

Property Details

Address: 36 Cross Patch Road	City: Woodstock	State: NY
Zip: 12495	County: Ulster	Square Footage: 602
Total Bedrooms: 2	Total Bathrooms: 1 full	Total Rooms: 5
Home Style: Cabin	Attic: None	Basement: Partial
Siding: Wood Siding	Year Built: 1977	

Location Details

Lot Size: 3.86 Acres	Lot Description: Back Yard, Front Yard,	Driveway: Carport
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: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: None		

Broker Details