



446 Abbey Road  
 Woodstock, NY 12498  
 For Sale: \$729,000

Type:	Single Family
MLS#:	20255699
Square Footage:	0
Taxes:	\$11,624
Year Built:	1983

Light filled, cedar sided, contemporary tucked away on over 5 private acres in the lovely Riverby area of Woodstock. Under 15 minutes to the center of town this 3 Bedroom/ 1.5 Bath home has an open concept, main floor with cathedral ceilings, skylights and walls of glass overlooking natural gardens of mountain laurel, hydrangea, rhododendron, lilac, daffodils and wild strawberries. Sit by your wood stove, that has the capability of being a primary heat source, and enjoy the wildlife that abounds. Have coffee in your atrium nook that gets bathed in sunlight throughout the day. Dine al fresco on your deck overlooking your private oasis. One bedroom and 1/2 bathroom on main floor with tile and wood floors throughout. Gracious primary bedroom and second bedroom with private, screened in balcony and full bath on second floor. So many of the original details are still intact offering a warm, authentic feel with modern upgrades over the years. Kitchen has stainless steel appliances and natural granite countertops opening to the living/dining areas, lending itself to being the perfect entertaining space. This lovely home is situated amongst 600 acres on the side of Mt. Tobias with neighboring properties creating a quintessential Woodstock community yet each property has it's own private feel. Spring and summer in bloom offers an array of fruit trees: Liberty Apple, Cortland Apple, Crab Apple and pear trees. Minutes to all the Catskills have to offer, grab breakfast at Phoenicia Diner, hike the extensive trails or ski at Belleayre and end the day at The Pines just down the mountain for live, local music and libations. Wilson State Park is minutes away for hiking, picnics and water activities. Woodstock is the perfect hub for provisions, great restaurants, art, music and shopping. Kingston Stockade with its eateries, galleries and cafes are under 20 minutes. The Rail Trail is a stone's throw from this great property. Access all the Hudson Valley has to offer and have the ultimate mountain retreat as your base.

## Listing Details

Asking Price: \$729,000	Taxes: \$11,624	Status: Active
Type: Single Family	MLS ID: 20255699	Last Update: 11/15/2025
Added: 28 Day(s) Ago		

## Property Details

Address: 446 Abbey Road	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full, 1 half	Home Style: Contemporary	Basement: Concrete
Siding: Frame	Year Built: 1983	

## Location Details

Lot Size: 5.64 Acres	Driveway: Drive Through	Water Front: No
Water Access: No		

## School Details

School District: Onteora

## Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Wall/Window Unit(s)		