



83 Ratterman Road
Woodstock, NY 12498
For Sale: \$599,000

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|-----------------|---------------|
| Type: | Single Family |
| MLS#: | 20256105 |
| Square Footage: | 0 |
| Taxes: | \$7,688 |
| Year Built: | 1964 |

It's a WINNER! This is truly a wonderful house in an excellent location! Surrounded by trees with a quiet, rural feel, yet walking distance to the Village of Woodstock, it's everything a Woodstock buyer is looking for! From the moment you step up to this charmer, you'll be welcomed by a wide, impressive Bluestone walkway to the Bluestone front porch where you can envision many peaceful hours relaxing on a rocking chair gazing out at the trees. Step inside and a spacious entryway will greet you and your guests with a gorgeous slate floor. The large living room features a bank of beautiful windows which let in tons of natural light and create a bay just perfect for your plants. Another highlight of the living room is the original bluestone floor to ceiling fireplace with an extended hearth, a great place for stacking some firewood or adding a seat cushion! The kitchen is original which may appeal to retro lovers, yet has plenty of room to expand, update and reconfigure if you'd like, as the potential is there!! There is also a formal dining room on the other side of the kitchen wall, so you have many options. Your heart will start beating fast when you find the delightful HUGE screened-in rear porch with it's Cathedral Ceiling; what a fantastic surprise! There's a first-floor laundry room with several built-in closets for all types of extra storage. The first floor also contains two spacious bedrooms with hardwood floors. Upstairs contains three more bedrooms - that's a total of FIVE bedrooms! Each bedroom upstairs is also spacious and charming with good headroom and more hardwood floors! Don't forget to check out the secret door to the attic over the two- car garage....as it contains a large, open, unheated area providing tons of storage. I can't say enough about this house, the possibilities are endless with the space it provides. If you don't need five bedrooms, any of the bedrooms could be utilized as your office, a den, a library, a craft room, a toy room, etc. as this house can easily be adapted to many different needs. Currently some of the rooms contain wall to wall carpet, but it appears that the hardwood floors are throughout much of the house as they can be seen inside some of the closets. Putting your ideas and design updates into this home will be well worth your time and will surely be worth the investment. The windows have been replaced plus there is a whole house generator, a newer electric service and the boiler was just serviced. Don't hesitate to check this lovely home out, you will be impressed!

Listing Details

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|-------------------------|------------------|------------------------|
| Asking Price: \$599,000 | Taxes: \$7,688 | Status: Active |
| Type: Single Family | MLS ID: 20256105 | Last Update: 2/13/2026 |
| Added: 61 Day(s) Ago | | |

Property Details

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|---------------------------------|------------------|----------------------|
| Address: 83 Ratterman Road | City: Woodstock | State: NY |
| Zip: 12498 | County: Ulster | Total Bedrooms: 5 |
| Total Bathrooms: 2 full, 1 half | Fireplaces: 1 | Home Style: Cape Cod |
| Basement: Block | Year Built: 1964 | |

Location Details

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|----------------------|--|-----------------------------|
| Lot Size: 0.93 Acres | Lot Description: Back Yard, Landscaped | Driveway: Circular Driveway |
| Water Front: No | Water Access: No | |

School Details

School District: Onteora