



2565 Route 212
Woodstock, NY 12498
For Sale: \$999,990

Type:	Single Family
MLS#:	20261469
Square Footage:	0
Taxes:	\$14,778
Year Built:	2024

Some properties are about the house - this one begins with the water. Sit by the year-round creek for a few minutes and everything slows; it's a setting that quietly draws you in and holds you there. Set on two wooded acres along the Sawkill Creek, and tucked away at the end of long driveway just minutes from the center of Woodstock, the house is positioned to take full advantage of its surroundings - with views to the water from the great room, the expansive rear deck and the upstairs loft. In the warmer months, the creek becomes part of daily life, offering a place to cool down, unwind, or simply sit and take it in, with two swimming holes, including the Big Deep, just moments away. The grounds have been carefully and thoughtfully shaped to complement the setting, with layers of seasonal interest throughout the year - rhododendrons blooming along the upper bank of the creek in spring, a magnolia in soft pink just off the house, and a striking ginkgo that turns a luminous yellow in autumn. Wildflower meadows, ornamental grasses, and perennial herbs bring a more relaxed, natural feel to the landscape, creating a setting that feels both intentional and effortlessly in tune with its surroundings. Inside, the light-filled main living space opens beneath soaring vaulted ceilings, where a stacked stone fireplace serves as the focal point of the room - bringing warmth, texture, and a sense of scale to the otherwise clean, wood-lined interior. Two sets of sliding doors open out to the deck, creating a natural connection to the outdoors; in the warmer months, they can be left open to let in the sound of the creek, so the setting becomes part of the room itself. The great room flows easily into a defined dining area, positioned to take in the same views and connection to the landscape, and continues through to the kitchen, where generous cabinetry, a central island, and ample workspace support both everyday living and entertaining. The layout includes three spacious bedrooms and three full bathrooms, including a primary suite with a spacious, spa-like bath featuring a freestanding soaking tub and separate shower. A guest bedroom on the main level, with its own full bath, offers privacy and comfort for visitors. A practical laundry room provides a natural transition from the outdoors - particularly after a dip in the creek - supporting easy, everyday living, and rounding out the main level. Upstairs, a second living area overlooks the main space below, maintaining a visual connection to the great room while creating an airy retreat that works equally well for reading, quiet time, or work. This upper level also includes a third bedroom and third full bath, along with an additional finished room that offers flexibility for a home office, studio, or overflow space for guests. Newly built in 2024 and elevated above the floodplain, the home is connected to the town sewer, and offers the ease of new construction with a strong connection to its setting. Additional features include an oversized, attached two-car garage and efficient systems throughout. Woodstock remains one of the Hudson Valley's most sought-after destinations - known for its unique shops, eclectic dining, and vibrant cultural scene - while also offering easy access to hiking, swimming, and skiing throughout the Catskills. From here, you're just under two hours from New York City, making this an easy weekend escape or full-time base with a strong connection to both nature and community. A 3D Walkthrough Tour is available in the digital Lookbook or by request.

Listing Details

Asking Price: \$999,990
Type: Single Family
Added: 11 Day(s) Ago

Taxes: \$14,778
MLS ID: 20261469

Status: Active
Last Update: 4/10/2026

Property Details

Address: 2565 Route 212
Zip: 12498
Total Bathrooms: 3 full
Home Style: Contemporary
Year Built: 2024

City: Woodstock
County: Ulster
Total Rooms: 13
Basement: Crawl Space

State: NY
Total Bedrooms: 3
Fireplaces: 1
Siding: Vinyl Siding

Location Details