



**5 & 7 Downer Lane**  
**Woodstock, NY 12498**  
**For Sale: \$1,700,000**

Type:	Single Family
MLS#:	20262983
Square Footage:	0
Taxes:	\$33,501
Year Built:	1960

A Woodstock compound with two distinct residences on eight acres, currently set up as STR. Included as part of this unique offering, 7 Downer Road brings an entirely different yet equally compelling dimension to the property. Set on approximately two private acres with beautiful mountain views, this authentic mid-century ranch captures the simplicity and warmth. The one-bedroom home retains many of its original details and vintage character, creating a nostalgic retreat filled with personality and charm. Inside, a wood-burning stove and freestanding fireplace anchor the living spaces, while large windows frame the surrounding landscape and invite natural light throughout the home. Outdoor living is equally inviting. A screened porch offers the perfect place to enjoy summer evenings, while a spacious deck with hot tub overlooks the mountains beyond. Tucked nearby, an adorable outdoor sauna creates a private wellness escape surrounded by nature. A recently installed metal roof adds long-term durability and peace of mind. According to the seller, the home will require a new septic system, presenting an opportunity for the next owner to update and enhance the property while preserving its distinctive mid-century character. 5 Downer is currently listed separately. This property is a reconstructed barn with almost 6 acres, fields, view of Overlook Mountain, and conveniently located just off Zena Road. Whether used as a guest house, caretaker's residence, artist's retreat, income-producing rental, or private escape, 7 Downer Road significantly expands the possibilities of this extraordinary Woodstock compound.

**Listing Details**

Asking Price: \$1,700,000	Taxes: \$33,501	Status: Active
Type: Single Family	MLS ID: 20262983	Last Update: 6/4/2026
Added: 9 Day(s) Ago		

**Property Details**

Address: 5 & 7 Downer Lane	City: Woodstock	State: NY
Zip: 12498	County: Ulster	Total Bedrooms: 5
Total Bathrooms: 5 full	Home Style: Ranch	Year Built: 1960

**Location Details**

Lot Size: 7.84 Acres	Lot Description: Views	Driveway: Driveway
Water Front: No	Water Access: No	

**School Details**

School District: Kingston

**Heating, Cooling, & Utility Details**

Heat Type: Oil	Water Type: Well	Sewer Type: Septic Needed
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**Broker Details**

Serhant LLC	Baris Demirel	Melissa Mayes
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