HUDSON VALLEY
REAL ESTATE BROKERAGE



# 15 Lake View Drive
# Woodstock, NY 12448
# For Sale: $675,000

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|---|---|
| Type: | Single Family |
| MLS#: | 1039964 |
| Square Footage: | 1,416 |
| Taxes: | $8,865 |
| Year Built: | 2007 |

15 Lake View Drive | Lake Hill, NY A modern Catskills retreat with thoughtful architecture, natural beauty, and Cooper Lake just across the road. Set on three wooded acres in Lake Hill, this distinctive architect-designed contemporary offers a rare combination of privacy, design, and proximity to the best of the Hudson Valley. Tucked among mature trees and dramatic natural surroundings, the home feels secluded and peaceful while remaining just minutes from Woodstock, Phoenicia, hiking, dining, music, and local shops. Designed with passive solar principles and a strong connection to the landscape, the home brings the outdoors in through expansive windows, warm natural materials, and carefully considered architectural details. Rich wood floors and trim were milled from trees harvested directly from the property, creating a genuine sense of place throughout. The main level features an open-concept living, dining, and kitchen area designed equally well for everyday living and entertaining. Radiant-heated concrete floors, a chef's kitchen with stainless steel appliances and custom bluestone countertops, and a wood-burning fireplace create a comfortable balance of modern design and warmth. Large windows and glass doors fill the space with natural light and open the home to the surrounding woods. Upstairs, two peaceful bedrooms feature high ceilings and direct access to a deck, with seasonal views toward Cooper Lake. The primary bedroom includes its own gas-burning fireplace, while the full bath offers a luxurious soaking tub and walkin shower. The third-floor loft provides flexible additional space for sleeping, working, reading, or relaxing and leads directly to the home's rooftop deck--one of its most distinctive features. Elevated above the surrounding landscape, the rooftop is an ideal spot for morning coffee, afternoon cocktails, or sunset gatherings. A private outdoor shower and bluestone patio make the rooftop feel like an extension of the home, while the setting offers a unique vantage point toward Cooper Lake and the surrounding Catskills. There is also potential to add a hot tub in the future. Recent improvements include a new heat pump, mini-split systems throughout, a new wood-burning fireplace on the main level, a new gas-burning fireplace in the primary bedroom, and security cameras. And the location is hard to replicate: Cooper Lake is directly across the road, while Woodstock is only a short drive away. Here, you can spend the morning by the lake, return to the privacy of your wooded retreat, and end the day on the rooftop beneath the changing Catskills sky. Whether used as a weekend escape, creative retreat, primary residence, or investment property, 15 Lake View Drive offers a compelling way to experience the Catskills--with architecture, nature, and convenience all in one place. Property Highlights • Architect-designed contemporary on 3 private acres • Across from Cooper Lake • Two bedrooms + flexible loft space • 1.5 bathrooms • Wood-burning fireplace • Gas fireplace in primary bedroom • Rooftop deck with expansive views • Bluestone patio and outdoor shower • Open living, dining, and kitchen spaces • Surrounded by mature woods and natural landscape • Heat pump + mini-split systems • Minutes to Woodstock and Catskills recreation • Offered furnished, creating an easy turnkey retreat

## Listing Details

Asking Price: $675,000
Type: Single Family
Added: 82 Day(s) Ago

Taxes: $8,865
MLS ID: 1039964

Status: Active
Last Update: 9/21/2026

## Property Details

Address: 15 Lake View Drive
Zip: 12448
Total Bedrooms: 2
Attic: None
Year Built: 2007

City: Woodstock
County: Ulster
Total Bathrooms: 1 full, 1 half
Basement: None

State: NY
Square Footage: 1,416
Total Rooms: 7
Siding: Other

## Location Details