HUDSON VALLEY
REAL ESTATE BROKERAGE



40 Simmons Drive
Woodstock, NY 12498
For Sale: $625,000

Type:	Single Family
MLS#:	20264927
Square Footage:	0
Taxes:	$7,702
Year Built:	1958

Originally built by the developer of Simmons Drive as his personal home, this spacious Woodstock property offers a rare combination of Village convenience, mountain views, and a peaceful park-like setting. Situated on a quiet no-outlet street, it's just a five-minute stroll to Good Night restaurant, Tinker Street shopping, cafés, galleries, and everything the Village of Woodstock has to offer, all while enjoying a backyard shaded by mature trees and bordering Andy Lee Field, with no residential neighbors directly behind you. The home offers three bedrooms, though it lives comfortably as four, with plenty of additional flexible space. An enclosed porch and wood-burning stove add warmth and character, while skylights bring natural light into the sunroom. Opening directly onto the deck, the sunroom offers an exciting opportunity to create a generous primary suite. Downstairs, an additional flex room can serve as an office, exercise room, creative space, or extra storage. A two-car garage provides even more room for storage and projects, while the backyard offers space to gather around the fire pit beneath the trees. Lovingly maintained and improved over the years, the home has seen numerous important updates, including bathrooms updated in 2019, a 200-amp electrical service, a furnace rebuilt in 2025, an approximately five-year-old oil tank, a main roof approximately nine years old, and fencing and decking improvements completed in 2019. Big enough for all your friends, flexible enough for the way you actually want to live, and just minutes from the heart of Woodstock by any means of travel.

Listing Details

Asking Price: $625,000
Type: Single Family
Added: 68 Day(s) Ago

Taxes: $7,702
MLS ID: 20264927

Status: Active
Last Update: 9/19/2026

Property Details

Address: 40 Simmons Drive
Zip: 12498
Total Bathrooms: 1 full, 1 half
Siding: Concrete

City: Woodstock
County: Ulster
Home Style: Split Level
Year Built: 1958

State: NY
Total Bedrooms: 3
Basement: Finished

Location Details

Lot Size: 0.28 Acres
Water Front: No

Lot Description: Back Yard, Front Yard,
Water Access: No

Driveway: Boat

School Details

School District: Onteora

Heating, Cooling, & Utility Details

Heat Type: Oil
Air Conditioning: Wall/Window Unit(s)

Water Type: Public

Sewer Type: Public Sewer

Broker Details