



54 Shultis Farm Road  
 Woodstock, NY 12409  
 For Sale: \$1,929,000

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 20265044      |
| Square Footage: | 0             |
| Taxes:          | \$19,221      |
| Year Built:     | 1952          |

Tucked at the end of a private road just minutes from Woodstock, this exceptional five-bedroom, five-bath residence offers an uncommon combination of privacy, generous scale, and scenic charm. Set on approximately three acres and bordered by a year-round stream, the 3,722 square foot home feels wonderfully secluded while remaining close to the restaurants, shops, galleries, and creative energy of Woodstock. Originally built in 1952, the home has been carefully expanded, renovated, and extensively upgraded over the years. Recent improvements include a newly added en-suite bathroom for the primary bedroom, along with numerous updates throughout. The result is a sophisticated yet comfortable home designed for year-round living. Furnishings and decor are also available for purchase, making the transition remarkably seamless. Inside, generous windows and an open layout bring in the surrounding landscape. The high-end kitchen flows into the dining and living areas, creating an easy setting for both usual life and entertaining. Warm materials, a fireplace, and carefully designed gathering spaces give the expansive interiors a welcoming sense of intimacy. The primary suite overlooks the stream and opens to a private deck. A large walk-in closet and newly added en suite bathroom complete this calm retreat, while the sound of flowing water provides a natural soundtrack throughout the day. One of the property's defining features is its light-filled indoor pool room. Wide windows surround a heated gunite saltwater pool, creating a private place to swim and unwind in every season. A top-of-the-line Harvia sauna completes the wellness experience. A separate outbuilding extends the possibilities, with its own private deck and fire pit. Use it as an art studio, yoga space, home office, guest retreat, or simply a place to escape for a few quiet hours. Outside, multiple decks and gathering areas overlook the stream and koi pond, creating natural spaces for dining, entertaining, and enjoying the landscape. Mature grounds provide room for gardening and outdoor recreation, while the adjacent woods and water bring an air of peace to every season. This property is built around the pleasures of everyday life. Swim in the pool, retreat to the sauna, work from the studio, gather around the fire, or sit beside the stream and listen to the water. With substantial living space, exceptional amenities, a private setting, and proximity to Woodstock, Streamside Sanctuary offers an unusually complete Catskills retreat. Whether used as a full-time residence, weekend home, or private getaway, it's designed to be enjoyed from the moment you arrive.

## Listing Details

|                           |                  |                       |
|---------------------------|------------------|-----------------------|
| Asking Price: \$1,929,000 | Taxes: \$19,221  | Status: Active        |
| Type: Single Family       | MLS ID: 20265044 | Last Update: 9/3/2026 |
| Added: 5 Day(s) Ago       |                  |                       |

## Property Details

|                               |                 |                          |
|-------------------------------|-----------------|--------------------------|
| Address: 54 Shultis Farm Road | City: Woodstock | State: NY                |
| Zip: 12409                    | County: Ulster  | Total Bedrooms: 5        |
| Total Bathrooms: 5 full       | Fireplaces: 1   | Home Style: Contemporary |
| Year Built: 1952              |                 |                          |

## Location Details

|                      |                                          |                   |
|----------------------|------------------------------------------|-------------------|
| Lot Size: 2.99 Acres | Lot Description: Pond on Lot, Back Yard, | Driveway: On Site |
| Water Front: No      | Water Access: No                         |                   |

## School Details

School District: Ontario