HUDSON VALLEY
REAL ESTATE BROKERAGE



35 Birch Lane
Woodstock, NY 12498
For Sale: $599,000

Type:	Single Family
MLS#:	20266257
Square Footage:	0
Taxes:	$6,800
Year Built:	1965

Woodstock Mid-Century Home with Historic Recording Studio & Guest Apartment Some Woodstock homes have character. Others have a story. This distinctive 1965 Mid-Century home, once the residence of internationally celebrated jazz pianist, vibraphonist, and composer Karl Berger, has both. Located near the Woodstock Golf Course, the property offers 2,813 square feet of living space, 4 bedrooms, 3.5 baths, a professional recording studio, and a separate-entry apartment, all on 1.09 acres overlooking a beautiful greenbelt of open fields and woods. The home's musical history is an important part of its identity. Berger, who collaborated with jazz luminaries including Don Cherry and Jack DeJohnette, was a co-founder of Woodstock's influential Creative Music Studio and a central figure in the area's extraordinary musical heritage. His recording studio, where he worked with accomplished musicians over the years, remains one of the property's most compelling features. Acoustically treated and equipped with a separate control booth and vocal booth, the space offers an exciting opportunity for musicians, recording engineers, producers, podcasters, and other creative professionals. Alternatively, it could be reimagined as a generous den, screening room, or media space. Built in 1965, the home retains appealing Mid-Century architectural details, including hardwood floors, graceful arched doorways, and a striking stone fireplace in the living room. A second stone fireplace adds warmth and character to the recording studio. The main living level includes three bedrooms and two full bathrooms, while a half bath serves the studio. The completely above-grade, ground-floor apartment has its own entrance, kitchenette, full bathroom, and a deck overlooking the surrounding landscape. This flexible space offers possibilities for guests, extended living arrangements, a private workspace, or potential rental income, subject to applicable municipal approvals. Outside, the 1.09-acre property opens onto an expansive field with room for gardens, outdoor gatherings, and enjoying the changing seasons. The peaceful greenbelt of fields and woods provides a lovely natural backdrop, offering a sense of openness while remaining within an established Woodstock neighborhood. A brand-new metal roof is an important recent improvement, adding durability and long-term value. The location brings together the best of Woodstock and the Catskills. Close to the Woodstock Golf Course and the village's renowned galleries, theaters, restaurants, shops, and live music, the home also offers convenient access to Kingston, the New York State Thruway, and the region's hiking trails, swimming destinations, and ski areas. Whether you're searching for a Mid-Century home in Woodstock, a Hudson Valley property with a professional recording studio, a home with separate guest accommodations, or a distinctive full-time residence or weekend retreat in the Catskills, this property offers an uncommon combination of history, character, flexibility, and location. A home that has already played a part in Woodstock's musical history--and offers an inspiring setting for whatever comes next. Come experience it for yourself.

Listing Details

Asking Price: $599,000
Type: Single Family
Added: 12 Day(s) Ago

Taxes: $6,800
MLS ID: 20266257

Status: Active
Last Update: 10/21/2026

Property Details

Address: 35 Birch Lane
Zip: 12498
Total Bathrooms: 3 full, 1 half
Basement: Apartment

City: Woodstock
County: Ulster
Fireplaces: 2
Year Built: 1965

State: NY
Total Bedrooms: 4
Home Style: Raised Ranch

Location Details

Lot Size: 1.09 Acres

Lot Description: Back Yard, Greenbelt

Driveway: Driveway