HUDSON VALLEY
REAL ESTATE BROKERAGE



206 Reynolds Road
Woodstock, NY 12498
For Sale: $1,175,000

Type:	Single Family
MLS#:	20266260
Square Footage:	0
Taxes:	$12,518
Year Built:	1985

COUNTRY PRIVACY IN THE HEART OF THE VILLAGE Finding a home in the heart of Woodstock Village is one thing. Finding one with nearly an acre, a year-round stream, artist studios, and a four-bedroom home is another. Tucked on a peaceful side street off Tinker Street, this rare .87-acre property feels equal parts village and country. Its Dutch Colonial architecture, gambrel roof, mature landscaping, and creative spirit give it genuine character and soul. With the Village Green, restaurants, galleries, and shops a stroll away, the location is every bit as special as the property. Inside, warmth, space, and flexibility come naturally. Oversized windows fill different rooms with sunlight throughout the day. The welcoming kitchen, with wood cabinetry, exposed beams, a generous island, and colorful tile, was made for cooking, morning espresso, and cappuccinos with friends. It flows into the dining and living areas, ideal for gathering and entertaining. 2 bedrooms and a full bath on the main level offer flexibility for guests, work, or everyday life. Upstairs, the home takes on another dimension. A dramatic second living room has soaring vaulted ceilings, skylights, expansive windows, and sunlight spilling across wood floors. An adjacent sitting or TV area offers a cozier retreat, while two more bedrooms and a full bath complete the floor. A spiral staircase rises to a finished third level with a private office and storage. Few homes offer this many options: multiple living rooms, home offices, flex spaces, expansive gathering areas, and quiet corners. There seems to be a room for everything and everyone, yet it all feels like home. Outside, a spacious screened porch overlooks sweeping lawns, flowering trees, and established gardens. An impressive fenced vegetable garden has eleven raised beds, with space beyond for play or entertaining. A year-round stream winds along the rear, deer often find refuge here, and glimpses of the Catskill Mountains complete the setting. It's remarkably pastoral for a home so connected to village life. For artists, makers, musicians, and writers, the outbuildings are a rare perk. The red barn has a one-car garage with EV charging, a workshop, and an upper studio once used by a professional puppeteer. A separate music studio with high ceilings and its own mini-split serves the current musician owner, while a smaller studio lends itself to art, wellness, hobbies, or work. Few properties let you pursue your passions without taking over the kitchen table or sacrificing a bedroom. Recent improvements include exterior painting and siding updates, a new high-efficiency NTI heating system, updated appliances, and solar panels on the house and barn. The property also holds a Town of Woodstock short-term rental permit for two main-level bedrooms; continued operation by a buyer is subject to Town transfer and approval requirements. Woodstock is right outside your door. Walk to Bread Alone for coffee, Oriole 9 for breakfast, or Silvia, Good Night, and Cucina for dinner. Browse bookstores, boutiques, and galleries or catch live music at Colony. Nearby are Levon Helm Studios, Bearsville Theater, Byrdcliffe, and Overlook Mountain. The Ashokan Reservoir and greater Catskills are close by, with Trailways bus service to New York City. The Woodstock Film Festival may have just wrapped, but this town's creative energy has no off-season. What makes this home exceptional isn't one feature. It's the combination of nearly an acre in the village, room to spread out, an extraordinary collection of creative spaces, and everything Woodstock has to offer at your doorstep. Whether you're an artist, entertainer, gardener, weekend explorer, or someone who appreciates personality and possibilities, this one deserves a visit. Properties like this in the heart of Woodstock are hard to replace.

Listing Details

Asking Price: $1,175,000
Type: Single Family
Added: 33 Day(s) Ago

Taxes: $12,518
MLS ID: 20266260

Status: Active
Last Update: 11/16/2026

Property Details

Address: 206 Reynolds Road
Zip: 12498
Total Bathrooms: 2 full

City: Woodstock
County: Ulster
Home Style: Colonial

State: NY
Total Bedrooms: 4
Basement: Crawl Space