HUDSON VALLEY
REAL ESTATE BROKERAGE



18 Rock City Road, Unit #A,B,C
Woodstock, NY 12498
For Sale: $1,095,000

Type:	Single Family
MLS#:	20266640
Square Footage:	0
Taxes:	$8,452
Year Built:	1890

A Rare Woodstock Village Opportunity ! Just one block from the heart of the Woodstock Village Green, 18 Rock City Road presents a rare opportunity to own a distinctive multi-residence property in one of the Catskills' most sought-after destinations. Set on 0.12 acres, this unique offering brings together a charming 1890 farmhouse and a separate two-story carriage house, creating approximately 2,708 square feet of living space with five bedrooms and five full bathrooms across three individual residences. The historic farmhouse features two thoughtfully configured residences: a renovated one-bedroom, one-bath apartment of approximately 600 square feet, and a spacious two-bedroom, two-bath residence offering approximately 1,100 square feet. The larger residence is highlighted by high ceilings, a dedicated office area, and its own private patio. Set apart from the farmhouse, the two-story carriage house offers an additional approximately 1,008 square feet of living space. Its distinctive character shines through in the post-and-beam construction, warm pine flooring, cathedral ceilings, and skylights that bring natural light into the home. This residence features two bedrooms and two full bathrooms. With three separate residences, the property offers exceptional flexibility. Whether envisioned as a multi-generational compound, a long-term investment, or a property with multiple rental opportunities, buyers have the benefit of an established three-unit configuration. All three residences are currently occupied, offering an opportunity to work with the existing tenancies or explore the property's future potential. Additional features include public water and sewer service and 200+ amp electrical service. Perhaps the property's greatest asset is its location. Step outside and enjoy everything that makes Woodstock special, from acclaimed restaurants and independent shops to art galleries, music, and the Village Green. Trailways bus service to New York City is also within easy reach. A distinctive property, three separate residences, and an unbeatable village location. Opportunities like this are increasingly hard to find in the heart of Woodstock.

Listing Details

Asking Price: $1,095,000
Type: Single Family
Added: 5 Day(s) Ago
Taxes: $8,452
MLS ID: 20266640
Status: Active
Last Update: 11/11/2026

Property Details

Address: 18 Rock City Road, Unit #A,B,C
Zip: 12498
Total Bathrooms: 5 full
Year Built: 1890
City: Woodstock
County: Ulster
Home Style: Farm House
State: NY
Total Bedrooms: 5
Basement: Unfinished

Location Details

Lot Size: 0.12 Acres
Water Front: No
Water Access: No

School Details

School District: Onteora

Heating, Cooling, & Utility Details

Heat Type: Electric
Water Type: Public
Sewer Type: Public Sewer