HUDSON VALLEY
REAL ESTATE BROKERAGE



38 Hill 99
Woodstock, NY 12498
For Sale: $895,000

Type:	Single Family
MLS#:	1066932
Square Footage:	993
Year Built:	1970

Tucked away in a beautiful garden setting just minutes from Woodstock Village, this one-of-a-kind cottage is full of character, creativity, and unexpected details. A dramatic floor-to-ceiling river rock fireplace anchors the living room, while an oversized picture window frames views of the deck, mature gardens, and seasonal mountain scenery, bringing the outdoors into the heart of the home. The eclectic kitchen is a standout, featuring retro cabinetry, including an original Hoosier kitchen cabinet, a distinctive mango wood island with a marble inset, and a bold red Smeg refrigerator. Handmade terracotta floor tiles, complete with charming paw prints, are among the many thoughtful details that give this home its unmistakable personality. French doors connect the interior to the surrounding outdoor spaces, creating an easy flow between house and garden. Set on 1.95 acres, the grounds are a destination in themselves. Mature flowering gardens, specimen trees, stonework, firepit and two ponds with fountains, create a beautiful landscape that evolves with the seasons. Multiple decks and secluded outdoor spaces invite you to relax, entertain, or simply enjoy the peaceful setting. The heated 30' x 16' saltwater pool, surrounded by bluestone, is a special summer retreat. A separate poolside studio, clad in live-edge pine and featuring a wood stove and upper storage loft, offers a flexible space for creative pursuits, a home office, or poolside relaxation. Inside the cottage, the primary bedroom opens through a wall of windows onto a private deck, while an additional loft bedroom provides space for guests. With its distinctive architectural details, artistic touches, mature gardens, pool, and separate studio, this is a truly individual Woodstock property, a private retreat with a character all its own, just moments from the village.

Listing Details

Asking Price: $895,000
MLS ID: 1066932
Status: Active
Last Update: 11/20/2026
Type: Single Family
Added: 26 Day(s) Ago

Property Details

Address: 38 Hill 99
Zip: 12498
Total Bedrooms: 2
Fireplaces: 1
Siding: Frame
City: Woodstock
County: Ulster
Total Bathrooms: 1 full
Home Style: Cottage
Year Built: 1970
State: NY
Square Footage: 993
Total Rooms: 5
Attic: None

Location Details

Lot Size: 1.95 Acres
Water Access: No
Driveway: Driveway
Water Front: No

School Details

School District: Onteora
High School: Onteora
Elementary School: Woodstock
Middle School: Onteora

Heating, Cooling, & Utility Details

Heat Type: Heat Pump
Air Conditioning: Ductless
Water Type: Well
Sewer Type: Septic Tank