

\$499,000 - 177 Tinker Street, Woodstock

MLS® #20192423

\$499,000

2 Bedroom, 1.00 Bathroom, 1,494 sqft
Residential on 4 Acres

N/A, Woodstock, NY

This turnkey farmhouse provides a unique opportunity to live on expansive acreage less than a mile from the heart of a classic Catskills town. Built in 1930 by a landscape artist, this home is equal parts cozy and modern, meticulously maintained and updated as recently as this year. The main floor has a comfortable flow with an ample dining room off the kitchen and a living room made for movie nights with a cozy wood stove. The bedrooms upstairs offer light-filled retreats and the balcony off of the second floor has sweeping views of the property and surrounding mountains. This home is set well back from the road and has direct access to the renowned Comeau Property with its 76 acres of public meadows, woods, and stream front. It is also within walking distance of the bus to NYC and all of the incredible restaurants and shopping Woodstock has to offer, including the new restaurant being built by the owners of the Phoenicia Diner, which will be just down the road. In addition to the main house, there's an outbuilding with lofted ceilings and massive windows that could be finished as a great studio, office, or guest space. Previously permitted for a one-bedroom, one-bath accessory apartment, the space has it's own meter so electric can be billed separately - and with new Airbnb regulations in Woodstock limiting standalone rentals (this situation is fluid so please contact the town for more info!), this could also be a nice opportunity to enjoy rental income on your own property. Beyond



what the eye can easily see, the current owner has also invested significantly in updating the home. The main house and outbuilding boast new metal roofs and 200 amp electric. All utilities were buried, new top-of-the-line gutters were added to the main house, brand new Marvin windows were added throughout the house, two skylights were added to outbuilding, exterior lights were added to the main house, a UV water filter was installed, and a complete top-of-the-line basement renovation was done: new concrete floor, drainage, sump pump + back-up battery sump pump, state-of-the-art dehumidifier, new basement door, and water guard barrier. It doesn't end there - both buildings just received a fresh coat of paint! The land is partially wooded giving a feeling of privacy and seclusion and around the house are large swaths of cleared and level space. This home is a perfect turn-key retreat offering a place of inspiration and relaxation in the center of culture and art in the Catskills.

Built in 1930

Essential Information

MLS® #	20192423
Price	\$499,000
Sold Price	\$495,000
Sold Date	2019-09-16
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,494
Acres	3.72
Year Built	1930
Type	Residential
Sub-Type	Single Family
Style	COTTAGE, FARM HOUSE
Status	SOLD

Community Information

Address 177 Tinker Street
Area WOODSTOCK
Subdivision N/A
City Woodstock
County Ulster County
State NY
Zip Code 12498

Amenities

Features CEILING-VAULTED
Parking DRIVEWAY
Garages None
View MEADOW, MOUNTAIN

Interior

Interior Features STORM WINDOWS, INSULATED WINDOWS, DIG.L PROGRAM THERMOSTAT, SKYLIGHTS, WATER FILTER, SMOKE DETECTOR, CARBON MONOXIDE DETECTOR
Appliances DRYER, RANGE, REFRIGERATOR, WASHER, ENERGY STAR APPLIANCES
Heating FORCED AIR
Fireplace Yes
Fireplaces STONE

Exterior

Exterior Features BALCONY, OUTSIDE LIGHTING
Lot Description LEVEL, PRIVATE, SECLUDED, WOODED, OTHER/SEE REMARKS
Roof METAL
Construction FRAME/STICK

School Information

District ONTEORA CENTRAL

Additional Information

Zoning R3

Listing Details

Listing Agent Megan Brenn-white
Listing Office Keller Williams Hudson Valley



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