

# **\$825,000 - 52 Meher Circle, Woodstock**

MLS® #20240259

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## **\$825,000**

3 Bedroom, 2.00 Bathroom, 1,707 sqft  
Residential on 2 Acres

N/A, Woodstock, NY

Seeking a secluded and peaceful oasis with a heated pool/hot tub where no cars ever pass and the only thing you'll hear are the sounds of nature? Want complete privacy yet easy access to various charming Catskills towns, including Woodstock and Kingston? If so, this light-filled contemporary is the ideal upstate escape. The first floor features an open plan with vaulted ceilings and multiple skylights that drench the interior in sunlight. Adjacent to the living area is a spacious four season screened in porch with removable glass panels and a heating source which adds approximately 400sf of additional living space (or a total of 2,107sf of indoor living space). Rounding out the first floor are two sizable bedrooms, a full bathroom and a laundry area. The second floor is devoted exclusively to the oversized primary ensuite bedroom with large windows that look out over the pool and into the impressive forest beyond. A separate year round studio building (approximately 120sf) with heating/cooling currently serves as a home gym but could easily be a home office or work studio. Accessible from both the living room and the screened in porch is an outdoor recreation and entertainment sanctuary that includes a bluestone path that leads to a heated pool that basks in sunlight, a large deck for grilling and a large patio area with a hot tub. A charming walking path winds its way through a lovely forest with large pines and hardwoods. The back of the property is surrounded by vacant land giving the feeling of



being on a much larger parcel. The fire pit is an ideal place to gather around for those cool fall and winter nights. A whole house air filtration system complete with HEPA filters cleans the air, ideal for those that suffer from allergies. A whole house backup generator ensures that everything is fully operational in the event of a power outage. New appliances in the kitchen and laundry room. Just 10 minutes from Woodstock and 20 minutes to Kingston and Saugerties. 45-minutes to three ski mountains - Belleayre, Hunter and Windham. One mile down the road is the 60-acre Thorn Preserve with mowed walking paths with wide open views of Overlook Mountain, a sweeping grassland habitat, riparian forest and ponds. An incredibly peaceful slice of nature to compliment the same feeling inspired by 52 Meher. VIDEO WALKTHROUGH AVAILABLLLE UPON REQUEST // IG: @freshairny

Built in 1973

**Essential Information**

MLS® #	20240259
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,707
Acres	2.00
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
MLS	ucbr_sold

**Community Information**

Address	52 Meher Circle
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Area	Woodstock
Subdivision	N/A
City	Woodstock
County	Ulster
State	NY
Zip Code	12498

### **Amenities**

# of Garages	1
Has Pool	Yes
Pool	In Ground

### **Interior**

Interior Features	Breakfast Bar
Appliances	Water Heater, Washer, Refrigerator, Range, Microwave, Exhaust Fan, Electric Water Heater, Dryer, Dishwasher
Heating	Baseboard, Ductless, Electric, Hot Water, Propane
Cooling	Central Air, Ductless, Heat Pump
Has Basement	Yes
Basement	Crawl Space

### **Exterior**

Exterior	Frame
Lot Description	Landscaped, Level, Private, Secluded, Wooded
Roof	Asphalt, Shingle
Construction	Frame

### **School Information**

District	Kingston Consolidated
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### **Additional Information**

Date Listed	February 2nd, 2024
Days on Market	103
Zoning	Res1