

\$2,850,000 - 90 Purdy Hollow Road, Woodstock

MLS® #145645

\$2,850,000

3 Bedroom, 3.00 Bathroom, 3,800 sqft
Residential on 41 Acres

N/A, Woodstock, NY

Ideally situated on a quiet, picturesque dead-end country road in Woodstock, Purdy Hollow is a modern yet quintessential farmhouse on over 41 acres. A flowing brook traverses the sprawling property, with a pool, crystal-clear pond, and an impressive 5000 sf barn completing this pastoral compound. The 3,800 sf main house has been designed as a peaceful rural residence, with idyllic countryside views from every window, cozy, intimate spaces and bright, light-filled rooms perfect for entertaining. The heartbeat of the home's ground floor is an enormous gourmet kitchen, with top-quality appliances and cabinets, that opens to a dining room and a living room with a wood burning fireplace overlooking the pond, the running stream, and scenic woods in the distance. The light-filled lounge leads to a vaulted ceiling veranda, seamlessly blending in with a newly appointed outdoor kitchen and the heated saltwater pool. On the same level, at one end, is an expansive but cozy family room, and on the other end is a library with another wood-burning stone fireplace. Upstairs is more intimate with two lovely bedrooms and a sweeping primary suite with large windows and a generous sized walk-in closet. A fourth room is ideal as a nursery, office, or guest bedroom. The property is evenly split by Purdy Hollow Road, a quiet walking road with almost no traffic, with forever protected views in all directions. The massive, recently restored barn across the street is ready for horses with water



and electricity and could also easily be converted into an expansive art studio. There are three fenced paddocks plus plenty of land beyond filled with trails for hiking, spotting wildlife and foraging for mushrooms. Most modern conveniences like air conditioning, backup generator, remote control thermostat, alarm system, and water filtration systems have already been installed, in addition to solar panels that make the house net zero for electric use. The home comes completely turnkey with thoughtfully curated new furniture and soft furnishings. Purdy Hollow is just a few minutes from the center of Woodstock village, less than 15 minutes to downtown Kingston, and under two hours from New York City. With the Thorn Reserve just a few steps away, there are also countless nature preserves for outdoor activities a short drive away, including the Ashokan Reservoir, Indian Head, Overlook, Kaaterskill, and Bluestone Wild Forest.

Built in 1980

Essential Information

MLS® #	145645
Price	\$2,850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,800
Acres	41.14
Year Built	1980
Type	Residential
Sub-Type	Residential
Style	Contemporary, Farm House
Status	Sold
MLS	cgndmls_sold

Community Information

Address	90 Purdy Hollow Road
Area	Woodstock
Subdivision	N/A
City	Woodstock
County	Ulster
State	NY
Zip Code	12498

Amenities

# of Garages	2
Garages	Attached
View	Country, Far Reaching, Panoramic, Parklike, Pastoral, Pond, Seasonal, Stream, Water, Wooded

Interior

Appliances	Clothes Dryer, Clothes Washer, Counter Top Range, Dishwasher, Freezer, Generator, Microwave, Wall Oven, Refrigerator, Stove, Water Treatment
Heating	Other
Has Basement	Yes
Basement	Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Other

Exterior

Exterior	Wood
Windows	Double Hung, Insulated
Roof	Asphalt, Shingle
Construction	Post & Beam
Foundation	Poured Concrete

School Information

District	Kingston
----------	----------

Additional Information

Date Listed	March 16th, 2023
Days on Market	7