



**84 RICKS ROAD
PROPERTY BROCHURE
\$1,598,000**

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4 beds • 2 baths • 12 acres

See virtual tour: <https://bit.ly/36kVLcj>

Magical Woodstock Country Retreat on 12 acres, just 2 min. to Historic Woodstock New York.

This Stone + Stucco house boasts original stone and plaster walls, meandering paved walkways, landscaped gardens and lush lawns. The Great Room is amazing! With 26' high vaulted ceilings and 14' X 16' scenic window, a deep wood burning fireplace, fabulous oak staircase, wood floors and beams.



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The brand new sleek modern kitchen with stone counters, stainless appliances, is surrounded by original stone walls. Four beautiful bedrooms, two on the first floor with new full bathroom, two on the second floor with a second new full bath.

Built in 1931 as an art studio and summer home is completely restored with modern touches while preserving all its original architectural details - new outdoor entertaining area - brand new kitchen and bathrooms - all new dimmable lighting throughout the house - vented large capacity washer/dryer - split units for a/c and heat - all new French-country garden - meticulous landscaping around the house that comes back year after year, including a newly installed koi pond and potential for pool. - baseboard oil heat and new oil tank - stone house so very well insulated - location: centrally located (2 mins drive to town) yet completely

secluded. A piece of heaven, total privacy. - 5 min walk to Sunfrost Farms - there's a stream on the property - surrounded by beautiful old trees - very good energy!

There's a potential Overlook Mountain View from the Great Room with some clearing. This house is a must see, and is ready for the next lucky owner.







