

2292 GLASCO TURNPIKE

WOODSTOCK NY 12498

3 DWELLINGS + GARAGE/STUDIO
3BD/3BA | 2,870 SQ FT | 1.95 ACRES

\$795,000

Taxes: \$14,295/yr



WOODSTOCK MINI COMPOUND

FACT SHEET



TWO-STORY CONTEMPORARY

1Bd/1Ba, 1,664 Sq Ft

Water: Municipal

Septic: In-ground, 1000-gal tank (pumped 2024)

A/C: Ductless Mini-Split

Heat: Ductless Mini-Split

Currently operating as short term rental with transferable permit.

Improvements: Exterior patio and fencing, hot tub, gutters, hot water heater, generator



1924 ARTS & CRAFTS COTTAGE

1Bd/1Ba, 859 Sq Ft

Water: Municipal

Septic: In-ground (pumped 2024)

A/C: Forced Air

Heat: Forced Air Heat Pump, Radiant Baseboard, Wood Stove

Improvements: Floors refinished, wood stove, new refrigerator and range, new butcher block countertops, interior/exterior paint, heat pump & central A/C, generator



WRITER'S CABIN

1Bd/1Ba, 347 Sq Ft

Water: Municipal

Septic: In-ground (pumped 2024)

A/C: Window Unit

Heat: Propane Wall Heater

Improvements: Interior/exterior paint

Additional Notes:

- All improvements listed were completed between 2021-2024.
- Garage improvements include exterior paint, EV charger, and sub-panel.
- Property includes a deeded right of way to use two separate driveways that provide access to the cottage and garage.
- Current short term rental permit is transferable to new owner. More info on Airbnb income and expenses available.

COMPASS



Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. All Coming Soon listings in NYC are simultaneously syndicated to the REBNY RLS. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

Danny Romero
Associate RE Broker
danny.romero@compass.com
718-207-4144
@agentinthewoods



**agent
in the
woods.**

2292 GLASCO TURNPIKE

WOODSTOCK NY 12498

3 DWELLINGS + GARAGE/STUDIO
3BD/3BA | 2,870 SQ FT | 1.95 ACRES

\$795,000

Taxes: \$14,295/yr



WOODSTOCK MINI COMPOUND

INCOME & EXPENSES

SHORT TERM RENTAL INCOME & EXPENSES JAN 1, 2023 - DEC 31, 2023

Earnings

Unit Description	Rental Type	Annual Income
2-Story, 1Bd/1Ba w/ hot tub	Airbnb	\$112,166

Expenses

Property Taxes*	\$4,818
Electric	\$2,400
Internet	\$900
Fuel	N/A
Insurance*	\$1,000
Repairs/Maintenance	\$6,388
Cleaning, Property Mgmt, Trash	\$27,956
Total Annual Expenses	\$43,462

Gross Annual Income	\$112,166
Annual Expenses	\$43,462
Net Annual Income	\$68,704

*Property tax and insurance amounts shown are based only on this dwelling's share of total property taxes and insurance.

SHORT TERM RENTAL ADDITIONAL NOTES

- As per the Town of Woodstock, the current short term rental permit transfers to a new resident within 30 days. Only one dwelling on the property can be rented at any time. Buyer's to do their due diligence and confirm rental regulations with the town
- In 2023, the property had 139 bookings with a total of 306 nights booked.
- Current Airbnb Listing: <https://www.airbnb.com/rooms/52338190>

PROPERTY-WIDE UTILITIES & OTHER EXPENSES JAN 1, 2023 - DEC 31, 2023

Property Taxes	\$14,295
2-Story Dwelling	
Electric	\$2,400
Internet	\$900
Hot Tub Maintenance	\$2,600
Cottage & Writer's Cabin	
Electric	\$2,395
Internet	\$900
Propane	\$1,152
Lawn Care	\$715
Plowing	\$180
Insurance	\$2,528
TOTAL	\$28,065



COMPASS

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. All Coming Soon listings in NYC are simultaneously syndicated to the REBNY RLS. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

Danny Romero
Associate RE Broker
danny.romero@compass.com
718-207-4144
@agentinthewoods



**agent
in the
woods.**