

10-12 Woodlea Road, Salt Point, New York 12578, Dutchess County

Listing

MLS#: **1013109**
Status: **Active**

Prop Type: **Residential Income**
Sub Type: **Duplex**

Price: **\$900,000**
DOM/CDOM: **50 / 50**



City/Township: **Clinton**
Post Offc/Town: **Salt Point**
Total # of Bedrooms: **7**
Total # of Baths (full,half,& partial): **4**
Architect. Style: **Farmhouse**
Yr Built: **1924**
Acre(s): **9.60**

County: **Dutchess County**
Manhattan Sect:
Senior Comm: **No**
Building Area Total Sqft: **3,232**
Waterfront: **No**
Water Frontage Length:
Lot Size Dim:

Public Remarks

Private Hudson Valley Retreat on 9.6 Wooded Acres Featuring Two Charming Homes and Exceptional Income Potential Tucked away along a peaceful country road in the heart of Clinton, this remarkable Hudson Valley retreat offers a rare combination of privacy, natural beauty, modern infrastructure, and investment opportunity. Set on 9.6 secluded wooded acres with potential subdivision possibilities, this unique estate features two separate residences, each with its own well, septic system, electric service, and oil tank, creating endless possibilities for multi-generational living, rental income, weekend escapes, or future development. Surrounded by pristine forest and abundant wildlife, this tranquil sanctuary feels worlds away from the everyday. Enjoy the sights and sounds of nature from every direction, where deer wander through the woods, wild turkeys roam freely, foxes make occasional appearances, turtles can be spotted throughout the property, and owls hoot from the trees at dusk. The setting is exceptionally quiet and serene, offering the ultimate Hudson Valley lifestyle immersed in nature. The charming circa-1924 farmhouse serves as the property's centerpiece, blending timeless character with significant recent improvements. The main residence features beautiful natural cherry hardwood floors, soaring cathedral ceilings, spacious sun-filled living areas, and 2 cozy fireplaces that creates a warm and inviting atmosphere year-round. The second residence, a thoughtfully converted stable barn, offers a distinctive open-concept design filled with character and flexibility. Perfect for guests, extended family, a home office, artist's retreat, or additional rental income, this separate dwelling enhances the property's versatility and appeal. A detached two-car garage provides ample storage, workshop space, or future expansion opportunities. Multiple outdoor areas invite relaxation, entertaining, and appreciation of the surrounding natural landscape, including a deck overlooking the peaceful wooded setting. Adding to the property's value, both homes are currently occupied by long-term tenants and generate approximately \$6,000 per month in rental income. Tenants pay all utilities, providing an attractive income stream for investors while preserving future owner-occupancy options. Ideally situated near the Taconic State Parkway and conveniently located between the highly sought-after villages of Rhinebeck and Millbrook, residents enjoy easy access to renowned vineyards, hiking trails, parks, farm markets, antique shops, charming cafe's, and some of the Hudson Valley's most celebrated dining destinations.

Units

# Units Total:	2	Total Vacancies:							
# of 1 Bedrooms:	0	# of 2 Bedrooms:	0	# of 3 Bedrooms:	1	# of 4 Bedrooms:	1		
Unit #	Type	Entry Lvl	BR	BA	Rooms	Liv Area	Appliances	Leased?	Lease Exp
1	4 Bedroom Or More		4	2	12	1,780	Dryer, Range, Refrigerator, Washer	Yes	10/31/26
2	3 Bedroom		3	2	7	1,151	Dryer, Range, Refrigerator, Washer	Yes	
									Rent
									\$3,500
									\$2,500

Interior Features

Interior:	1st Floor Bedroom, 1st Floor Full Bath, Beamed Ceilings		
Flooring:	Combination, Laminate, Wood	Fireplace:	Yes, 2
Basement:	No, Crawl Space	Attic:	
Furnished:			
Furnishings:			

Exterior Features

Exterior Feat:	Mailbox		
Lot Feat:	Sloped, Wooded		
Garage/Spaces:	Yes/2.0	Carport/Spaces:	No
Parking:	Detached, Off Street	Parking Fee:	
Construction:	Frame, Wood Siding	Foundation:	Concrete Perimeter, Slab
Location Desc:		Road Responsibility:	Public Maintained Road
View:	Park/Greenbelt	Other Structures:	Shed(s)
Pool:	No	Patio/Porch Feat:	
		Road Frontage:	State Road
		Fencing:	

Systems & Utilities

Cooling:	Wall/Window Unit(s)	Sewer:	Septic Tank
Heating:	Oil	Water:	Drilled Well
Utilities:	Electricity Connected, Water Available	Water/Sewer Expense:	
Electric Co:	Central Hudson	Other Equip:	
# Heat Units:		Tenant Pays:	All Utilities

Community/Association

Elem Sch Dist:	Hyde Park	Elem Sch:	Netherwood
Middle Sch Dist:	Hyde Park	Middle Sch:	Haviland Middle School
High Sch Dist:	Hyde Park	High Sch:	Franklin D Roosevelt Senior Hs

Property/Tax/Legal

Tax ID#: [13240000646600000927830000](#)
Taxes Include:
Property Attchd: **No**

Taxes Annual: **\$13,561**
Assessed Value:
Zoning Code:

Tax Year: **2026**
Tax Source: **Municipality**
Flip Tax:

Listing/Contract Info

Addl Fees: **No**

Addl Fee Desc:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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