



WOODSTOCK
3207 NY-212 #3209, Bearsville, NY 12409

<https://gristmillrealestate.com>

\$1,650,000

Woodstock Country Compound - A rare three building gem! Move-in/turnkey-ready farmhouse, cottage and converted barn, plus a loft above to top it off, all to enjoy immediately. 1.85 acres of fenced-in, beautifully landscaped land and bluestone patios with its own access to a quintessential Catskill Mountain creek. Great for multigenerational family living and/or extra rental revenue. Outdoors, enjoy a parklike setting of apple, mulberry and cherry trees; ornamental bushes; perennial flowers and fenced, manicured lawns. Turn back the agrarian clock--and farm the land! Indoors, rustic details like exposed beams and wood burning stoves abound in all 3 structures. The classic 1930's farmhouse has an open kitchen/dining room/living room floor, a front rocking chair porch and a back 3-season reading room. Its coveted status as a legal short term rental will convey at buyer's option. The charming 2 bedroom cottage's kitchen/living room is also open, and sliding doors open up to the expansive farm-like back yard. The spacious barn is open, modernized and winterized, suitable for a variety of uses. The property extends across the street to and over the Sawkill Creek. If location if everything, here you have it all! Rural in style and feel, yet 5 minutes to the heart of Woodstock and walkable to Hamlet of Bearsville restaurants, theater, Cub Market, Post Office and NYC bus-stop. Readily accessible to all the Hudson Valley-Catskill Mountain region has to offer, world class natural beauty, outdoor recreational resources, art, culture cuisine--all in one very special place!

Addendum: Copy and paste virtual tour package to your browser <https://listings.farleypierson.com/sites/daojovj/unbranded>

MLS ID: 20232491

Status Category: Active

Zone: R-1.5

Survey: Y

Age: 61-100

Full Baths: Three

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

Bedroom 4 Level: 1

Other 1 Level: 1

SqFt 1st: 3095

Basement: Partial

Virtual Tour:

<https://listings.farleypierson.com/sites/daojovj/unbranded>

Listing Category: Residential

Area, sq ft: 3696 sq ft

Acreage: 1.85

Year built: 1939

Bedrooms: Five

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Den Level: 1

Other 2 Level: 1

SqFt 2nd: 601

Other Rooms: Bedroom, Den, Florida Sun Room, Other/see Remarks

Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Fireplace Location: Living Room

Cooling/Air Conditioning: Window Unit

Additional Interior Features: Insulated Doors, Insulated Windows, Walk In Closets, 9 Ft. Ceilings, Sliding Glass Doors, Gas Stove Connection

Flooring: Hardwood, Mixed, Wide Board, Wood, Slate

Wood Stove: Freestanding, Wood

Miscellaneous Features: Ceiling-beamed, Ceiling-vaulted

UTILITIES

Heat Source: Baseboard, Forced Air, Multi-fuel Furnace, Wall, Wood Assist, Other/see Remarks

Hot Water: Propane

Plumbing: Mixed

Sewer: On Site, Septic-ingr.

Heating Fuel: Electric, Oil, Propane, Wood Assist

Water: Drilled Well

Electricity: 200 Amps

Utility Level: 1

EXTERIOR FEATURES

Garage/Parking Extras: Off Street

Style: Barn, Cottage, Farm House

Siding: Wood

Roof: Asph Shingle, Rubber

Lot Features: Private, Water Frontage

Water Features: Creek

Additional Exterior Features: Landscaped, Outside Lighting, Fence, Privacy Fence

Lot: 27

Style: Farm House

Construction: Frame/stick, Post And Beam

Porch: Glass Enclosed, Open, Patio

Other Buildings: Additional Living Unit, Guest House

Views: Meadow, Creek

Water Ways: Sawkill Creek

Lot Dimensions: 1.85

LOCATION DETAILS

Area/Town: Woodstock

Lot/Site: Hamlet/village, Rural

Directions: Ny State Thruway To Kingston Exit 19; Route 28w To; Right On Route 375; Left On Route 212, Go Through Woodstock And Continue 2 Miles; Property On Left, Next To Cub Market In Hamlet Of Bearsville

School District: Onteora Central

County: Ulster County

LISTED BY

Office Name: Halter Associates Realty

Agent Last Name: Cantine

Agent First Name: Peter



Contact us

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