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# \$399,000

Secluded and private 13+ acres. A perennial stream with crystalline reflecting pool greets you as you enter this remote and private land. Many giant heirloom oak and white pine trees create an enchanted and forgotten forested paradise. These two separate tax parcels are surrounded by ancient stone walls indicating a history of farm pastures from well over 100 years ago. These two forested parcels are less than a mile from the center of Bearsville, just off of the exclusive Cooper Lake Rd. Cooper Lake is just a mile away and there are many recreation trails in the region. These two tax parcels share a driveway with house #201 and continues through the forest to these isolated and very private parcels. Driveway is next to Woodstock Country Inn B&B. Triple flags of orange identify corners. Three streams with proper culverts cross driveway into the property. There are several locations where ponds might be created. There is SBL#26.2-2-19.120 with 11.73 acres and SBL#26,12-2-19.200 with 2.14 acres a total of 13.87 acres.

**Addendum:** The two separate parcels might be built on separately. The access to these parcels is via #201 and assumed address will be either #189 through #197 but has not yet been assigned yet by the Town. Two building lots will need to be verified with the Town Building Dept. Several Deeds and recent Survey are in the attached documents for your review.

MLS ID: 20232507 Status Category: Active Acreage: 13.87 Type: <u>Residential</u> Improvements: Lot Staked

UTILITIES Electricity: Within 1/4 Mile

### **EXTERIOR FEATURES**

Road Frontage: County Road Water Features: Seasonal, Stream Water Frontage: Possible Pond Sites Lot Dimensions: 14 Listing Category: Lots/land Zone: Res-1 Timber %: 100 Water Features: Three Streams W/ Culverts Date added: Added 2 years ago

Utilities: None/unknown

Views: Mountain, Seasonal Water Ways: Beaverkill View Description: Mountain Lot Description: Additional Land Available, Level, Private, Secluded, Slope-gently, Sub Dividable, Wetland, Wooded Lot/Site: Rural

Lot: 19.12

## LOCATION DETAILS

Area/Town: Woodstock Elementary School: Woodstock K-3 Location: Rural

## LISTED BY

Office Name: Four Seasons Sotheby's Int'l-k Agent Last Name: Chase School District: Onteora Central County: Ulster County Neighborhood: Bearsville

Agent First Name: Sherret



#### Contact us Phone:

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