



**WOODSTOCK**  
189 Cooper Lake Rd, Bearsville, NY 12409

<https://gristmillrealestate.com>

**\$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:** [Residential](#)

**Improvements:** Lot Staked

**Listing Category:** Lots/land

**Zone:** Res-1

**Timber %:** 100

**Water Features:** Three Streams W/ Culverts

**Date added:** Added 8 months ago

## UTILITIES

**Electricity:** Within 1/4 Mile

**Utilities:** None/unknown

## EXTERIOR FEATURES

**Road Frontage:** County Road

**Water Features:** Seasonal, Stream

**Water Frontage:** Possible Pond Sites

**Lot Dimensions:** 14

**Lot:** 19.12

**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

## LOCATION DETAILS

**Area/Town:** Woodstock

**Elementary School:** Woodstock K-3

**Location:** Rural

**School District:** Onteora Central

**County:** Ulster County

**Neighborhood:** Bearsville

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int'l-k

**Agent Last Name:** Chase

**Agent First Name:** Sherret



### Contact us

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