

# \$995,000 - 390 Coldbrook Road, Bearsville

MLS® #20232503

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## \$995,000

3 Bedroom, 2.50 Bathroom, 1,931 sqft  
Residential on 7 Acres

N/A, Bearsville, NY

Catskill Farms Modern Farmhouse on over 6 private acres bordering state land is the perfect blend of quintessential farmhouse with a contemporary, open feel. Every detail considered in the construction with natural wood accents, cathedral ceilings, hardwood floors and metal roof create the perfect upstate getaway. Walk into the gracious main floor with an airy, open concept lends itself to entertaining. Sit by the custom built, expansive bluestone fireplace on winter days. Chef's kitchen boasts farmhouse sink, Wolf range and custom island open to the dining/living area. Dine al fresco on the screened in porch comprised of natural stone and wood overlooking hundreds of acres of forever wild, state land. Convenient one bedroom and one bathroom on main floor. The second floor offers a primary bedroom with large, walk in closet and second bedroom each with wood, vaulted ceilings throughout. Custom bathroom with walk in shower and soaking clawfoot tub. The ground level is over 600 sq ft of finished, flex space perfect for overflow of guests, game room/media room with 1/2 bath and laundry. Walk out to the new bluestone patio to lounge and soak up the sun or gaze at the stars. Current owner has done extensive landscaping with hydrangea beds, birch trees and native plants. Creature comforts include new whole house generator and Nest system. All systems are well maintained and less than 10 years old for low maintenance. Propane hook up for grill on deck. This idyllic getaway



Hudson Valley, Catskill Region, NY

is a high income generating Air BnB. Currently it holds a coveted, ACTIVE Town of Woodstock short term rental, Air BnB permit that the new owner has 30 days to reapply and renew per town. This is one of the more sought after properties in the area with all the amenities, privacy and a premier location. The center of the iconic Woodstock is 10 minutes away with eateries, cafes, galleries, music venues and great local shops. Eastwind, Urban Cowboy, Peekamoose, Shandaken Inn and Foxfire Mt House all in a 20 minute radius for eclectic, Catskills fare. The Ashokan Rail Trail is a mere 3 miles away for scenic hiking and biking. Belleayre Ski Area is a stones throw. Take a quick jaunt to Wilson State Park with extensive hiking and biking trails as well as kayak/canoe rentals for exploring the waterways in close proximity. Historic Kingston Stockade District as well as the thruway entrance are under 20 minutes. This property is close to all the Hudson Valley has to offer yet so tucked away and private. Explore the neighboring state land and walk down to the Beaverkill Stream. With over 6 sprawling acres it would be seamless to expand on this lovely property; with town approval add an addition, accessory dwelling, a garage/studio and pool/pool house, the possibilities are endless. Or just settle in to this sweet, turn key property and enjoy your new upstate retreat.

Built in 2012

### **Essential Information**

MLS® #	20232503
Price	\$995,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,931

Acres	6.59
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	390 Coldbrook Road
Area	Woodstock
Subdivision	N/A
City	Bearsville
County	Ulster
State	NY
Zip Code	12409

### **Interior**

Interior Features	Cathedral Ceiling(s), Kitchen Island, Vaulted Ceiling(s)
Appliances	Other, Water Heater, Washer, Refrigerator, Range Hood, Range, Dryer, Dishwasher
Heating	Propane, Radiant
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished
Fireplace	Yes
Fireplaces	Living Room, Stone

### **Exterior**

Exterior	Wood Siding
Lot Description	Garden, Landscaped, Private, Wooded
Roof	Metal
Construction	Wood Siding

### **School Information**

District	Onteora Central
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### **Additional Information**

Date Listed	August 30th, 2023
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Days on Market	322
Zoning	R5