



9 Black Bear Road
Woodstock, NY 12409
For Sale: \$2,250,000

Type:	Single Family
MLS#:	20261588
Square Footage:	0
Taxes:	\$17,475
Year Built:	1960

Tucked just beyond the heart of Woodstock, down a private road off a quiet dead-end street, this completely renovated home feels like a secret you're lucky to have discovered. Just 2.5 miles from town and moments from the Bearsville Theatre, the setting is both deeply private and wonderfully connected. While the exterior presents a discreet, understated presence, the interior unfolds into a surprisingly expansive, multi-level layout that lives far larger than it appears. Expansive mountain views enhance the home's calm, elevated retreat-like setting, yet you remain close to all the energy and culture Woodstock has to offer. Inside, the home opens easily into a bright main level with an open, flowing plan anchored by a beautifully designed cook's kitchen with a generous island, hardwood floors, and seamless connections to the living and dining spaces. Two steps down, the bluestone-clad dining room, wrapped in windows, opens directly to a multi-level bluestone patio, ideal for al fresco meals overlooking the pool and mountains beyond. Beamed ceilings and a fireplace bring warmth and presence to the living room, which opens to a deck offering another elevated view. An office, a large bedroom, and a full bath complete this level. Upstairs, two vaulted-ceiling bedrooms with oversized picture windows create peaceful, light-filled retreats. Generous room proportions and thoughtful separation of spaces throughout the home create a sense of volume and ease that allows it to live comfortably and flexibly. The garden level offers a spacious, highly adaptable layout with its own bedroom and private en suite bathroom, as well as a separate entrance, making it ideal for a relative, guest, or long-term visitor. This level also includes additional space for laundry, storage, or a home gym. With usable living space across three distinct levels, the home offers exceptional flexibility for a variety of needs. Outside, the property truly shines. A flat, landscaped yard leads to a heated saltwater pool set in bluestone and framed by wood fencing and mature trees for privacy. Nearby, a natural clearing among the trees offers an ideal setting for a future firepit, and a separate 24x24 insulated studio extends the property's usefulness for creative work, hobbies, or quiet focus. The renovation goes far beyond the surface, with major systems, mechanics, fixtures, and finishes extensively updated throughout, including a whole-house backup generator and new pool mechanics. Deceptively spacious and thoughtfully laid out, this is a home where every room has a view and every space feels purposeful. Whether enjoyed year-round or as a weekend escape, it is a rare blend of sanctuary, style, and location, quietly extraordinary from the moment you arrive.

Listing Details

Asking Price: \$2,250,000	Taxes: \$17,475	Status: Active
Type: Single Family	MLS ID: 20261588	Last Update: 4/19/2026
Added: 10 Day(s) Ago		

Property Details

Address: 9 Black Bear Road	City: Woodstock	State: NY
Zip: 12409	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full	Fireplaces: 1	Home Style: Cape Cod
Basement: Interior Entry	Siding: Aluminum Siding	Year Built: 1960

Location Details

Lot Size: 4.14 Acres	Lot Description: Gentle Sloping,	Driveway: Gravel
Water Front: No	Water Access: No	

School Details