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\$599,000

This rare property in the Blue Mountain hamlet of West Saugerties includes a classic 19th century farmhouse and two large barns on 41+ beautiful acres. Imagine being able to step outside your front door to go hiking or horseback-riding on your own land. One trail leads past a lily pond, through the woods, and up a gradual incline to a level section with spectacular views of the Catskills. What if you decided to build your dream home on this spot? There are a number of ways to enjoy this property. The owner might want to live in the farmhouse before building a new home on the section with mountain views. Or they might want to live on-site while developing a portion of the property into 1-acre parcels. Town of Saugerties water lines run through the property, which should aid in development. Then there are the two spacious barns. Should they be reimagined as studios? Workshops? Storage? Equestrians might choose to revive the barns, use the paddock, and ride to their heart's content on the trails. This property is about 6 miles from HITS, which produces hunter/jumper horse shows and dressage competitions. The 1890 farmhouse features three bedrooms, two baths, two bonus rooms, a generous living room, a mudroom, and a substantial eat-in kitchen with wood stove. The bonus room downstairs (once a parlor) could serve as a formal dining room, bedroom, den, or office. The bonus room upstairs could be used as an office, bedroom, den, or playroom. A screened porch near the kitchen provides views of the lawn, barns, and woods. This desirable location in West Saugerties is close to the villages of Woodstock, Saugerties, and Palenville, with all of the surrounding Catskills and Mid-Hudson Valley to enjoy. The George Washington Bridge is approximately 100 miles to the south.

MLS ID: 20231464 Status Category: Active Acreage: 41.1 Date added: Added 2 years ago

ago

UTILITIES Water: Drilled Well Utilities: Electric

EXTERIOR FEATURES

Other Buildings: Barn Water Features: Pond, Stream Lot Dimensions: 1, 790, 316 Sf Lot: 21.21 Listing Category: Lots/land Zone: 01` Type: <u>Residential</u>

Sewer: Septic-ingr.

Views: Mountain View Description: Mountain Lot Description: Sub Dividable Lot/Site: Rural

LOCATION DETAILS

Area/Town: Saugerties-town Elementary School: Grant Morse K-6 Location: Rural

LISTED BY

Office Name: Halter Associates Realty Agent Last Name: Heckelman School District: Saugerties Central Schools County: Ulster County

Agent First Name: Gary



Contact us Phone:

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