



**Saugerties-town**  
224 Blue Mountain Rd, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$599,000**

Classic 19th-century farmhouse and two large barns, surrounded by mature trees and beautiful lawns, lead to 41+ acres of forested land with a pond, stream, walkable trails, and potential building sites. Lovingly cared for by the same family for over 70 years, the 3-bedroom farmhouse includes a wraparound porch for relaxing out front and a screened porch overlooking the lawn, barns, and woods. The spacious barns could be used as workshops, studios, or storage. Or they could revert to housing animals, feed, and equipment. With a combination of cleared acreage and abundant forest, horse owners may find this property particularly attractive. A typical ride would start at the lily pond and continue into the woods up a gradual incline before reaching a level section with stunning views of the Catskills. One or more houses could be built here for the views alone. Or continue to enjoy the farmhouse, which features three bedrooms and two bonus rooms. One of the parlors downstairs could serve as a formal dining room, bedroom, den, or office. Upstairs, another large room could be used as an office, bedroom, den, or playroom. The home includes a generous living room, a mudroom, and a substantial eat-in kitchen with a wood stove. This 41+ acre property could be enjoyed from the start or wholly reimagined. Town of Saugerties water lines run through the property, which should aid any development. 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:** 20231465

**Status Category:** Active

**Zone:** 01

**Survey:** Y

**Age:** 100-200

**Full Baths:** One

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Other 1 Level:** 1

**SqFt 1st:** 1, 156

**Living Room Room Size:** 12.4x19

**Bedroom 1 Room Size:** 10x14

**Bedroom 3 Room Size:** 11.4x11.5

**Other Room 2 Size:** 12x19.5

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 1688 sq ft

**Acreage:** 41.1

**Year built:** 1890

**Bedrooms:** Three

**Living Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Other 2 Level:** 2

**SqFt 2nd:** 532

**Kitchen Room Size:** 15x15.5

**Bedroom 2 Room Size:** 12.4x14.5

**Other Room 1 Size:** 13.4x14

**Basement:** Crawl

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Wood Stove:** Freestanding

**Appliances:** Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer

## UTILITIES

**Heat Source:** Hot Water, Steam

**Hot Water:** Electric

**Heating Fuel:** Oil

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway, Driveway-shared, Off Street

**Construction:** Frame/stick

**Water Features:** Pond, Stream

**Lot:** 21.210

**Style:** Farm House

**Other Buildings:** Barn

**Lot Dimensions:** 1, 790, 316 Sf

## LOCATION DETAILS

**Area/Town:** Saugerties-town

**Elementary School:** Grant Morse K-6

**Directions:** From Saugerties Exit Of Thruway, West On Ny-212 For Approx. 2.2 Miles. Right Onto Blue Mountain Road For 0.9 Mile. Property On Right.

**School District:** Saugerties Central Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Halter Associates Realty

**Agent Last Name:** Heckelman

**Agent First Name:** Gary



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

