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\$1,695,000

Homes with substantial useable deep water frontage, perched well above the Hudson River are often sought and seldom Found. This property is a once in a lifetime opportunity to own over 250' on the Hudson River (with no railroad track in your way) along a concrete river edge/sea wall that cannot be recreated elsewhere. There are, for your frolicking; a concrete boat ramp, 2 lifts, and, frankly, IRREPLACEABLE deep water access. The land along the seawall is flat, and provides all that you need to play on the Hudson to your heart's content, or perhaps even land a guest's helicopter... straight from NYC. This roomy, grassy area affords space for large scale entertaining abutting the deep water access. This combination is found in very few other places in this region. It's certainly for someone who comprehends the more and more limited availability of such water access and will cherish the opportunities here and the views of the river from virtually every spot at the house site. Please look over the photos. Watch the drone video on YouTube https://youtu.be/nBSYgT91pKs. It's nothing less than spectacular, irreplaceable frontage and access to the river, minutes away from the attractions of Kingston, and a very easy ride to I-87, AmTrak in Rhinecliff or Metro North in Poughkeepsie. For the resident who enjoys meals out, there are dozens of restaurants within a 10 minute drive. Or, if you include hiking and biking as your favored outdoor activities, there are a multitude of trails within 10-15 minutes of the house. (Including Walkway on the Hudson, Shaupeneak Ridge Park and Kingston's extensive rail trail.

Addendum: The house is solidly built and maintained (two level design with a versatile floor plan) The primary bedroom, living room (with a remarkable mid-century pale pink marble brick, wood-burning fireplace) main kitchen and eating areas, plus a second bedroom (or office) are on the entry level...just off the parking and garage areas. The walk out lower level (also riverview) features a family room, an office, another wood-burning fireplace and a flagstone slate floor plus a second full galley kitchen and another 2 bedrooms. Built in the 1960s with various updates since then, one family has grown here and maintained the home and property fastidiously with love. Ready for a new vision of its next occupant/owners, the views are breathtaking and the bones very solid. If you are someone wanting a modern, 21st century home with a mid-century look, in an incredible setting, come for a personal tour. Additionally, there is a small seasonal cottage at river's edge (seen in photo) which has a small kitchen plus half bath and has served as a sort of staging area and cabana for enjoying river activities and social events. Imagine this little cottage with a wrap around deck, almost on the bank of the mighty Hudson, with views to the Kingston-Rhinecliff Bridge. What a wonderful guest house this could be. There is also, as part of the offering, what was a separate parcel (joined to the house parcel for assessment purposes) which could logically support a separate additional dwelling after the necessary approvals or re-division into two parcels. (Perfect for a loved one's home, another guest house, a or, short term rental, perhaps.) PERMISSION TO SHOW MAY BE GRANTED 12/23-3/24

MLS ID: 20231619 Status Category: Active Zone: R40 Year built: 1968 Listing Category: Residential Area, sq ft: 3448 sq ft Acreage: 1.64 Age: 41-60 Bedrooms: Four Full Baths: Two Dining Room Level: 2 Family Room Level: 1 Bedroom 2 Level: 2 Bedroom 4 Level: 1 Other 1 Level: 1 SqFt 1st: 1798 SqFt 3rd: --Family Room Room Size: 28x12 Dining Room Room Size: 21-9x9 Other Rooms: Office, Utility Room, First Floor Bedroom Virtual Tour: https://youtu.be/nBSYgT91pKs

INTERIOR FEATURES

Kitchen Description: Breakfast Bar

Flooring: Hardwood, Slate Fireplace Location: Family Room, Living Room

Additional Interior Features: Master Bath, Sliding Glass Doors, Electric Stove Connection, Sauna/steam Room, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard Hot Water: Gas Plumbing: Mixed Utility Level: 2

EXTERIOR FEATURES

Garage Type: Garage Attached Driveway: Blacktop Style: Contempo Color: White And Granite Grey Porch: Deck, Patio Other Buildings: Playhouse

Views: Water, Panoramic

Water Ways: Hudson River Lot Dimensions: ---

LOCATION DETAILS

Area/Town: Esopus Lot/Site: Hamlet/village

Directions: From Rte 9w (main Street) In Pt. Ewen, Take E Main Street (at Stewart's) Down Toward The River. R Onto Tilden To House #211 On The Left.

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king

Bathrooms: 2 Living Room Level: 2 Kitchen Level: 2 Bedroom 1 Level: 2 Bedroom 3 Level: 1 Den Level: 1 Other 2 Level: 1 SqFt 2nd: 1798 Living Room Room Size: 28x12 Kitchen Room Size: 14x7-8 Basement: Finished Total Rooms: 10 Date added: Added 2 years ago

Appliances: Dishwasher, Dryer, Oven-built In, Range, Range Hood, Refrigerator, Washer
Fireplace Description: Brick, Stone
Miscellaneous Features: Ceiling-vaulted

Heating Fuel: Natural Gas Water: Municipal Sewer: Municipal

Garage/Parking Extras: Driveway, Boat Pad Style: Contempo Construction: Frame/stick

Siding: Stone

Roof: Tar/gravel

Lot Features: Landscaped, Private, Slope-moderate, Slope-steeply, Water Frontage

Water Features: Boat Dock, Boat Ramp, Navigable, River, Water Front

Additional Exterior Features: Landscaped Lot: 19.210

School District: Kingston Consolidated County: Ulster County

Agent First Name: Harris

Agent Last Name: Safier

Contact us Phone:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

