



Saugerties-town
493 Manorville Rd, Saugerties, NY 12477

<https://gristmillrealestate.com>

\$980,000

If Peace was a house, this would be it... Waterfalls, meadows, stream, abundance of nature. First time on market in almost 50 years! A once in a lifetime opportunity! You'll have your own 50' cascading, year round waterfall with swimming hole, plus a second smaller waterfall on the mountain fed Lucas Kill. In yesteryear, the owners had flowering perennials, flowering trees, and extensive terraced bluestone walls going from the farmhouse down to the waterfall and swimming hole. With some infrastructure you could easily install a patio or entertaining space with the waterfall as the backdrop! Property also features an original 1880 Farmhouse with 3 Bed / 1.5 Bath and almost 2000 square feet. Hardwood on entire first floor and wide plank upstairs. Large bedrooms and first floor 1/2 bath is massive with 160 sq. ft. This home has a classic farmhouse feel and you're never out of earshot of the rushing waterfall (ZEN!). In addition to the farmhouse are 9.8 mountainside acres of meadow, a stream, and several wooded acres with huge views of Moon Hollow and the Catskills range. The back of the property borders the Kaaterskill Wild Forest (7,260 Acres of State Land / Forever Wild) Due to the size of the lot there is the opportunity to have another homesite in the rear of property. Bluestone walls, rock outcroppings, the list goes on! In addition to all of this are a 20x20 2-car garage with electric running underground from the house. More, there is a 36x25 barn / workshop with heat & electric! Located on a beautiful quiet country road which is essentially the westernmost road in Saugerties before you get to State Land. New 200 Amp Service, new oil tank, new pressure tank, and roof is only 10 years old! Only 2 minutes to Palenville, 10 minutes to Saugerties & Woodstock Village, and 20 min. to Hunter Mtn.

MLS ID: 20231647

Status Category: Active

Zone: Sa-res

Year built: 1880

Bedrooms: Three

Half Baths: One

Kitchen Level: 1

Bedroom 2 Level: 2

Other 1 Level: 2

SqFt 2nd: 976

Bedroom 1 Room Size: 15x11

Bedroom 3 Room Size: 273sq.ft.

Basement: Partial, Bilco Door Access

Date added: Added 1 year ago

Listing Category: Residential

Area, sq ft: 1952 sq ft

Acreage: 9.8

Age: 100-200

Full Baths: One

Living Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

SqFt 1st: 976

Living Room Room Size: 17x25

Bedroom 2 Room Size: 16x13

Other Room 1 Size: 10x5

Amenities: Garden Area, Play Area

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Hardwood, Linoleum

Fireplace Location: Living Room

Appliances: Microwave, Range, Range Hood, Refrigerator

Fireplace Description: Brick, Wood

Wood Stove: Insert In Fp, Other

UTILITIES

Heat Source: Baseboard

Hot Water: Oil

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Oil

Water: Drilled Well

Electricity: 100 Amps

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Gravel

Style: Farm House

Color: Wh

Roof: Asph Shingle

Lot Features: Adjacent To State Land, Corner Lot, Landscaped, Level, Meadow, Private, Rock Outcrop, Secluded, Slope-gently, Slope-moderate, Wooded, Water Frontage

Water Features: Creek, Waterfall, Water Front

Lot Dimensions: 1233x365

Garage/Parking Extras: Driveway, Off Street, 3-car

Style: Farm House

Construction: Frame/stick

Porch: Enclosed Porch

Other Buildings: Office, Workshop

Views: Meadow, Mountain, Creek

Additional Exterior Features: Waterfall Garden, Landscaped

Lot: 26

LOCATION DETAILS

Area/Town: Saugerties-town

Elementary School: Grant Morse K-6

County: Ulster County

School District: Saugerties Central Schools

Lot/Site: Rural

Directions: From Saugerties: Rte. 212 W To Right On Blue Mtn. Rd., Left On West Saugerties Road, Right On Manorville Rd., Follow 2.2 Miles To #493 Manorville Road On Left Immediately After Stone Bridge & Waterfall.

LISTED BY

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