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\$599,000

At the foothills of the Catskills on a country road located between Woodstock and Saugerties is a gated entrance surrounded by park-like grounds dotted with metal sculptures by a local Saugerties artist. Behold a two-story gambrel roofed light-filled home - a spacious sanctuary on 8 landscaped and wooded acres. The flagstone entry foyer invites a natural flow of living room, dining room, kitchen, family room and half bath. The family room's stone fireplace with efficient wood burning stove insert provides a cozy atmosphere. Sliders in both the living room and family room open to a deck and the inviting inground pool framed by a dramatic mountain backdrop, towering centuries-old trees and acres of woods beyond. The den has its own private entrance and ensuite bath - perfect for a home office or perhaps a ground floor in-law suite for multi-generational living - room for everyone! Upstairs are four generous sized bedrooms that include an ensuite primary bedroom and an updated full bath in the hallway. The property includes a 20'x32' paddock barn that's ideal for horses, dogs, goats, sheep, chickens... or perhaps a conversion to a studio for art, athletic or business pursuits - charm and function! A picket fenced side yard for doggies and kids to play safely and supervised is convenient from the front entrance. Some recent improvements include: new poly septic tank and leachfield (Nov 2023). a whole house generator (2020), a water filtration system (2021), new water heater (2023) and all new gutters and guards. The full dry basement offers storage galore. Minutes to the villages of Woodstock, Saugerties and Kingston for dining, shopping, art galleries, films and HITS horse show events. A wonderful country homestead.

MLS ID: 20231919 Status Category: Active Zone: Res 1 Survey: Y Age: 41-60 Full Baths: Three Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Den Level: 1 Other 2 Level: -SqFt 2nd: 1152 Family Room Room Size: 23.5 X 13 Dining Room Room Size: 10 X 10

Listing Category: Residential Area, sq ft: 2592 sq ft Acreage: 8 Year built: 1977 Bedrooms: Four Half Baths: One Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 2 Bedroom 4 Level: 2 Other 1 Level: -SqFt 1st: 1440 Living Room Room Size: 23 X 12.5 Kitchen Room Size: 11 X 9 Den Room Size: 10.5 X 11.5 Bedroom 1 Room Size: 12 X 13 Bedroom 3 Room Size: 14.5 X 11.5 Basement: Full, Unfinished Total Rooms: 9

INTERIOR FEATURES

Kitchen Description: Country

Flooring: Carpet, Ceramic Fireplace Location: Family Room Cooling/Air Conditioning: Central, Wall Unit Additional Interior Features: Sliding Glass Doors

UTILITIES

Heat Source: Baseboard, Radiant Hot Water: Electric Plumbing: Mixed Sewer: Septic-ingr. Bedroom 2 Room Size: 15 X 16 Bedroom 4 Room Size: 11.5 X 10.5 Other Rooms: Den, First Floor Bedroom Date added: Added 2 years ago

Appliances: Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Fireplace Description: Stone
Wood Stove: Insert In Fp, Wood
Miscellaneous Features: Handicap Accessible

Heating Fuel: Electric, Oil Water: Drilled Well Electricity: 200 Amps, Stand By Generator Utility Level: -

EXTERIOR FEATURES

Garage Type: Garage Attached

Driveway: Blacktop

Style: Two Story

Siding: Aluminum

Roof: Asph Shingle, Rolled, Rubber

Lot Features: Additional Land Available, Landscaped, Level, Meadow, Private, Wooded

Additional Exterior Features: Stand By Generator, Inground Lot Dimensions: 8.0 Pool, Landscaped, Outside Lighting, Fully Fenced

Lot: 10.100

LOCATION DETAILS

Area/Town: Saugerties-town

Lot/Site: Rural

Directions: From Woodstock: Route 212 To Churchland Road To #526 From Saugerties: Route 212 To Left On Old Kings Highway To Traffic Light - Keep Straight -right On Churchland Rd For 1 Mile To #526 From Kingston: Route 9w To Glasco Turnpike/32 To Churchland

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst Agent Last Name: Heir Garage/Parking Extras: Driveway, 2-car Style: Two Story Construction: Frame/stick Porch: Deck, Patio Other Buildings: Barn Views: Mountain

School District: Saugerties Central Schools County: Ulster County

Agent First Name: Marilyn



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