



**Saugerties-town**  
526 Churchland Rd, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$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.

**Addendum:** OPEN HOUSE - SUN, OCT 8 - NOON TO 3:00

**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

**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 1 year ago

## INTERIOR FEATURES

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

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

## UTILITIES

**Heat Source:** Baseboard, Radiant  
**Hot Water:** Electric  
**Plumbing:** Mixed  
**Sewer:** Septic-ingr.

**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 Pool, Landscaped, Outside Lighting, Fully Fenced  
**Lot:** 10.100

**Garage/Parking Extras:** Driveway, 2-car  
**Style:** Two Story  
**Construction:** Frame/stick  
**Porch:** Deck, Patio  
**Other Buildings:** Barn  
**Views:** Mountain

**Lot Dimensions:** 8.0

## 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

**School District:** Saugerties Central Schools  
**County:** Ulster County

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-wdst  
**Agent Last Name:** Heir

**Agent First Name:** Marilyn



### Contact us

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