



Saugerties-town
323 Harry Wells Rd, Saugerties, NY 12477

<https://gristmillrealestate.com>

\$689,000

This gracious farmhouse (circa 1880) has it all: mountain views, meadows filled with wildlife, 2 car garage, garden shed, and a 1 BR accessory apartment; all on almost 3 acres with access to a lovely hidden pond. Step into an adorable front entry, kick off your shoes and relax. There are beautiful hardwood floors throughout, high ceilings, and large rooms that overlook the views and property. The first floor has a circular flow with a sitting room (or music room), a massive dining room, bathroom, den with a stone fireplace, and a kitchen that has sliders out to an enchanting blue stone patio, large open yard with beautiful perennials and a great mountain view. The adjacent apartment has a separate entryway or can be accessed through the den. Upstairs in the main house are 3 bedrooms, 2 bathrooms. The main suite includes an office/dressing room and a large laundry room. The legal accessory apartment is also anchored by a brick fireplace in the large LR, and a kitchen with it's own stone patio and views. The bedroom and bath are cute as a button. This could be extra income or used by a relative, nanny, or friend—or, it could be a great work space or extended main living space. Stroll through the back meadow to a great recreational pond. All this awaits you and your vision of living in the Catskills. Near Saugerties and Woodstock, and everything the Hudson Valley has to offer. Exudes charm and is a pleasure to show.

MLS ID: 20232349

Status Category: Pending

Zone: R

Year built: 1880

Bedrooms: Four

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 2

Other 1 Level: 1

SqFt 1st: 1910

Attic: Walk Up

Virtual Tour: <https://www.youtube.com/watch?v=V73f9Laplog>

Listing Category: Residential

Area, sq ft: 3460 sq ft

Acreage: 2.67

Age: 100-200

Full Baths: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level: 2

Other 2 Level: 2

Basement: Full, Unfinished

Other Rooms: In-law

Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer **Flooring:** Ceramic, Wood

Fireplace Description: Propane, Wood

Fireplace Location: Family Room, Living Room

UTILITIES

Heat Source: Radiators

Water: Drilled Well

Sewer: Septic-ingr.

Hot Water: Electric

Plumbing: Mixed

Utility Level: B

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Farm House

Siding: Wood

Roof: Asph Shingle

Lot Features: Level, Meadow, Pond

Water Features: Pond

Lot Dimensions: 2.67 Acres

Style: Farm House

Construction: Frame/stick

Porch: Enclosed Porch, Patio

Other Buildings: Shed

Views: Meadow, Mountain

Additional Exterior Features: Landscaped

Lot: 29

LOCATION DETAILS

Area/Town: Saugerties-town

Lot/Site: Rural

Directions: Route 212 To Centerville. Turn On Blue Mountain Rd. Straight To Harry Wells Rd. House On Left.

School District: Saugerties Central Schools

County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

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Contact us

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