



### Saugerties-town

255 High Falls Rd, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$699,000**

Welcome to this exquisite 3-bedroom, 2-bath country home nestled in the charming town of Saugerties, New York. If you've been searching for a meticulously maintained property that perfectly balances tranquility with modern comforts, your search ends here. Situated in the heart of Saugerties, this home offers the best of both worlds – a serene countryside setting while still being conveniently close to local amenities and attractions. Whether you're yearning for a peaceful retreat or an active lifestyle, this location caters to both. Every detail of this home exudes craftsmanship and care. From the moment you step through the front door, you'll be greeted by a seamless blend of classic charm and contemporary elegance. The open-concept kitchen dining area boasts abundant natural light, creating a warm and inviting ambiance. Electric car? No problem this home comes complete with a high speed car charging post, a NEMA 15-50 jack allows for high speed charging at 45 amps providing up to 300 miles in range in less than 8 hours. This station works with all vehicles including Tesla's Saugerties offers a variety of attractions, including charming local shops, art galleries, and an array of dining options. Outdoor enthusiasts will appreciate the proximity to hiking trails, waterways, and parks, ensuring there's always something to explore. This home is currently functioning as an Air BNB with a proven track record of exceptional guest experiences, this property has earned Superhost status – a testament to its commitment to hospitality and guest satisfaction. Existing positive reviews and a loyal clientele set the stage for continued success. With a strong history of high occupancy rates and positive cash flow, this Airbnb property is a proven income generator. The demand for short-term rentals in this area ensures a consistent stream of revenue throughout the seasons. In conclusion, whether it's going to be your full-time residence or a profitable Airbnb property in Saugerties, this is an exciting opportunity to enter or expand your presence in the lucrative short-term rental market or just unpack your belonging and relax in your new home.

**Addendum:** Newer heating system, newer well pump and pressure tank, new hot water tank, new plumbing lines, new generator transfer switch, upgraded 240 electric panel etc...

**MLS ID:** 20232351

**Status Category:** Active

**Zone:** R

**Survey:** Y

**Age:** 100-200

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Den Level:** 1

**Listing Category:** Residential

**Area, sq ft:** 2227 sq ft

**Acreage:** 2.6

**Year built:** 1840

**Bedrooms:** Three

**Full Baths:** Two

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Other 1 Level:** 2

**Other 2 Level:** 1

**SqFt 2nd:** 876

**Kitchen Room Size:** 11x14.2

**Den Room Size:** 22x11

**Bedroom 2 Room Size:** 15.3x11.5

**Other Room 1 Size:** 11x12

**Basement:** Interior Access, Unfinished

**Amenities:** Garden Area, Hot Tub, Other/see Remarks

**Date added:** Added 1 year ago

**SqFt 1st:** 1351

**Living Room Room Size:** 14.2x23

**Dining Room Room Size:** 11.5x14.2

**Bedroom 1 Room Size:** 15.2x14.2

**Bedroom 3 Room Size:** 14.4x7.8

**Other Room 2 Size:** 11.5x10

**Attic:** Walk Up

**Virtual Tour:** <https://youtu.be/jZVRfPhzcOs>

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer

**Wood Stove:** Pellet

**Miscellaneous Features:** Other/see Remarks

**Flooring:** Carpet, Ceramic, Wide Board

**Cooling/Air Conditioning:** Central, Window Unit

**Additional Interior Features:** Master Bath, Sliding Glass Doors

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Two Story

**Siding:** Aluminum

**Roof:** Metal

**Lot Dimensions:** 2.60

**Garage/Parking Extras:** Driveway

**Style:** Two Story

**Construction:** Frame/stick

**Porch:** Deck

**Additional Exterior Features:** Stand By Generator, Hot Tub, Landscaped, Outside Lighting, Paved Walkway

**Lot:** 1.114

## LOCATION DETAILS

**Area/Town:** Saugerties-town

**County:** Ulster County

**School District:** Saugerties Central Schools

**Directions:** Nys Thruway To Exit 20, Make A Left Onto Route 212, Make A Right Onto 32n, Follow Approximately 4 Miles To Right Onto High Falls Road To House On The Left.

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

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