

Saugerties-town

255 High Falls Rd, Saugerties, NY 12477

\$699,000

https://gristmillrealestate.com

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 SaFt 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 2 years ago

Flooring: Carpet, Ceramic, Wide Board

Virtual Tour: https://youtu.be/jZVRfPhzcOs

Living Room Room Size: 14.2x23

Bedroom 1 Room Size: 15.2x14.2

Bedroom 3 Room Size: 14.4x7.8

Other Room 2 Size: 11.5x10

Heating Fuel: Propane

Water: Drilled Well Electricity: 200 Amps

Style: Two Story

Porch: Deck

Lot: 1.114

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

Cooling/Air Conditioning: Central, Window Unit

Additional Interior Features: Master Bath, Sliding Glass

Doors

SqFt 1st: 1351

Attic: Walk Up

**INTERIOR FEATURES** 

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Wood Stove: Pellet

Miscellaneous Features: Other/see Remarks

**UTILITIES** 

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

**EXTERIOR FEATURES** 

Garage Type: Garage Detached

**Driveway:** Gravel **Style:** Two Story **Siding:** Aluminum

Roof: Metal

Lot Dimensions: 2.60

**LOCATION DETAILS** 

Area/Town: Saugerties-town

County: Ulster County

School District: Saugerties Central Schools

Landscaped, Outside Lighting, Paved Walkway

Garage/Parking Extras: Driveway

Construction: Frame/stick

**Directions:** Nys Thruway To Exit 20, Make A Left Onto Route 212, Make A Right Onto 32n, Follow Approximately 4 Miles To

Additional Exterior Features: Stand By Generator, Hot Tub,

Right Onto High Falls Road To House On The Left.

**LISTED BY** 

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