



**\$1,180,000**

<https://gristmillrealestate.com>

Welcome to 2165 Broadway, a truly unique and captivating property that offers an exceptional blend of natural beauty, development potential, and endless possibilities. Situated on a generous 22-acre parcel, this charming home boasts over 900 feet of picturesque river frontage along the majestic Hudson River. This remarkable property is an ideal choice for outdoor enthusiasts seeking endless adventures in nature's playground or developers with grand visions. The property's character is defined by beautiful stone walls and the lush presence of greenery including a bamboo forest, creating an atmosphere of serenity and natural elegance against the backdrop of the Hudson River. The main residence lives as a 4-bedroom Cape Cod style home. The living room is bathed in natural light streaming through the sun porch and captures the Hudson River views. The kitchen awaits its next owner with vision. As they are used, there are 2 bedrooms and 2 baths on each floor. The lower level of the home previously served as a law office, opening up numerous opportunities for an in-home office space, or studio. There is an industrial-type garage/workshop that further enhances the potential for a variety of uses. A stone's throw away, you'll find the renowned Hudson House Distillery, adding a touch of local charm to your lifestyle. This property is conveniently located. It's an easy 15-minute drive to either the Metro North train station in Poughkeepsie, New Paltz, or Kingston. Few locations have this much at your fingertips. This property represents a unique opportunity to secure a piece of Hudson Riverfront beauty with the added potential for development. It's a canvas of possibilities waiting for you to paint your vision. Whether you seek a weekend retreat or have grand ambitions, this property is a remarkable canvas upon which to create your dream.

**Addendum:** \*Light fixture in the foyer does not convey

**MLS ID:** 20233172

**Status Category:** Active

**Zone:** R40

**Year built:** 1967

**Bedrooms:** Three

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** -

**Other 2 Level:** 2

**SqFt 2nd:** 560

**Total Rooms:** 8

**Listing Category:** Residential

**Area, sq ft:** 2800 sq ft

**Acreage:** 21.9

**Age:** 41-60

**Bathrooms:** 3

**Half Baths:** One

**Dining Room Level:** -

**Family Room Level:** -

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** -

**Other 1 Level:** 1

**SqFt 1st:** 1120

**SqFt 3rd:** 1120

**Date added:** Added 8 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

## UTILITIES

**Utility Level:** L

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Color:** White

**Lot:** 3

**Style:** Cape

**Lot Dimensions:** 21.90 Acres

## LOCATION DETAILS

**Area/Town:** Esopus

**County:** Ulster County

**School District:** Highland Central Schools

**Directions:** From Rt 299 W Make A Left Onto 9w Property Is On The Right When Lanes Merge To 1

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-np

**Agent Last Name:** Brooks

**Agent First Name:** Donna



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

