



ULSTER-Town of
266 Sawmill Rd, Lake Katrine, NY 12449

\$438,000

<https://gristmillrealestate.com>

Wake up to the soothing sounds of the creek, and head to the deck with your favorite cup of joe to watch the blue herons, or raft of ducks, or gaggle of geese and several species of hawks and eagles. This is a 1,638 sq. ft. well-maintained ranch style home nestled along the picturesque shores of Esopus Creek on .48 acres. The property offers 3 bedrooms, 2 full baths on a quiet dead-end road. A perfect place to escape from the hustle and bustle of city life. The spacious living and dining room features large windows that flood the space with natural light with views of the creek. The generously large primary bedroom has plenty of closet storage and a sitting/reading area. The mud room has a washer/dryer, and tankless water heater. The home has 3 zones for heat, plus two mini split ducts for heating and cooling. The oversized attached 2 car garage makes it easier during the winter months and has ample room for planting, or hobbies. The property has direct access to the water, this property is a paradise for nature enthusiasts and water lovers. Explore the beauty of upstate New York with easy access to fishing spots, swimming, kayaking and recreational activities in surrounding areas. Experience the charm of every season, from vibrant foliage in the fall to snow-covered landscapes in the winter. This home can be a permanent year-round retreat, or second home or a possible Airbnb income producing property. Despite its peaceful setting, the home is centrally located to both Uptown Kingston and Village of Saugerties, 12 mins. Locals favorite, Adams Fairacre Farms is 6 mins. and 18 mins to Rhinecliff Train station. Albany International airport is 45 mins and NYC is less than 2 hours away. Schedule a showing today and discover the magic of Esopus Creek waterfront living.

Addendum: Contingent upon seller finding suitable housing and actively looking.

MLS ID: 20233193

Status Category: Pending

Zone: Residentail

Year built: 1957

Bedrooms: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 1

SqFt 1st: 1638

Kitchen Room Size: 12 X14

Bedroom 2 Room Size: 10x12

Virtual Tour:

https://youtu.be/twW_Mg9YppM?si=x4EaciZJTOQ1TPeD

Listing Category: Residential

Area, sq ft: 1638 sq ft

Acreage: 0.48

Age: 61-100

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Living Room Room Size: 30 X12

Bedroom 1 Room Size: 31x14

Bedroom 3 Room Size: 10x11

Date added: Added 12 months ago

INTERIOR FEATURES

Appliances: Dryer, Range, Refrigerator, Washer, Tankless Hot Water Heater

Cooling/Air Conditioning: Ceiling Fan, Heat Pump, Ductless Split Ac Units

Flooring: Carpet, Hardwood

Additional Interior Features: Insulated Doors, Storm Windows, Insulated Windows, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Ductless Mini Split Sys

Hot Water: Propane

Plumbing: Mixed

Sewer: Municipal

Heating Fuel: Electric, Propane

Water: Municipal

Electricity: 200 Amps

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Attached

Driveway: Blacktop

Style: Ranch

Siding: Vinyl

Roof: Asph Shingle

Lot Features: Flood Plain, Landscaped

Water Features: Creek, Navigable, Water Front

Additional Exterior Features: Landscaped

Lot: 19.100

Garage/Parking Extras: Driveway

Style: Ranch

Construction: Frame/stick

Porch: Deck

Other Buildings: Shed

Views: Creek

Water Ways: Esopus Creek

Lot Dimensions: 200x105

LOCATION DETAILS

Area/Town: Ulster-town Of

Lot/Site: Suburb

Directions: Neighborhood Rd To Genesee Ave To Right On Parish Lane , Sharp Left Onto Sawmill To #266 House On Right .

School District: Kingston Consolidated

County: Ulster County

LISTED BY

Office Name: Howard Hanna Rand Realty

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