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# \$479,000

Welcome to easy living in "Saugerstock"! This comfortable three-bedroom, two-bath home is conveniently yet privately situated, with Overlook Mountain rising up from the forest beyond the wooded backyard. The house is modeled after a traditional Laotian stilt house, (minus the stilts) and offers a lot within its footprint. Custom maple kitchen cabinetry, an efficient, newer propane boiler, a wood stove to keep things cozy in winter and a generous screen porch affords a peaceful view of your garden and the forest beyond in summer. The detached two-car garage also features a finished 450 sq. ft. studio space above, with its own heating and cooling via an efficient mini-split, for year-round creativity or tranquility. This affordable home is conveniently located 10 minutes from Woodstock, 20 minutes to Saugerties village and 30 minutes to Hunter Mountain.

MLS ID: 20233292 Status Category: Active Zone: R3 **Year built:** 1981 Bedrooms: Three Full Baths: Two **Dining Room Level:** 1 Family Room Level: -Bedroom 2 Level: 2 Bedroom 4 Level: -Other 1 Level: -SqFt 1st: 825 Living Room Room Size: 12x15 **Dining Room Room Size:** 14x 9.5 Bedroom 2 Room Size: 11x12 **Basement:** Unfinished Date added: Added 2 years ago

Listing Category: Residential Area, sq ft: 1620 sq ft Acreage: 0.55 Age: 41-60 Bathrooms: 2 Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Den Level: -Other 2 Level: -SqFt 2nd: 795 Kitchen Room Size: 10x13 Bedroom 1 Room Size: 14x16 Bedroom 3 Room Size: 10x11 Other Rooms: Studio

### **INTERIOR FEATURES**

Appliances: Dishwasher, Dryer, Range, Refrigerator, WasherFireplace Location: Living RoomCooling/Air Conditioning: Ductless Split Ac Units

Flooring: Ceramic, Hardwood Wood Stove: Wood

## UTILITIES

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

## **EXTERIOR FEATURES**

Garage Type: Garage Detached Siding: Board & Bat Roof: Asph Shingle Lot Dimensions: .55 Acres

# LOCATION DETAILS

Area/Town: Woodstock County: Ulster County Heating Fuel: Propane Water: Drilled Well Utility Level: 1

Style: Contempo Porch: Screened Porch Views: Seasonal Lot: 19

**School District:** Saugerties Central Schools **Directions:** Glasco Turnpike To Woodstock-west Saugerties Rd. House Is On Left 1/2 Mile After Raycliffe.

### LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst Agent First Name: Laurie Agent 2 First Name: Mark Office 2 Name: Bhhs Hudson Valley Prop-wdst Agent Last Name: Osmond Agent 2 Last Name: Kanter



Contact us Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901 gristmill@gristmillrealestate.com

265 Main St, Saugerties, NY 12477

