



Saugerties-town
Saugerties, NY 12477

<https://gristmillrealestate.com>

\$3,900,000

Perched at the top of a cliff, Skylark's contemporary design (by architect and developer Marica McKeel of Studio MM) is inspired by its namesake's avian energy and joyful song. This modern, to-be-built 4-bedroom, 4-bathroom home has an elongated footprint that stretches along the ridgeline to maximize natural-light-filled living areas and incredible Catskills views. Featuring an open floor plan, generously-sized bedrooms, several work-from-home spaces, detached guest house, pool, and ample outdoor entertaining areas, Skylark is the ideal full-time family residence or elevated weekend retreat. The heart of the home includes a spacious kitchen, dining area, and living space with a wood-burning stove and polished concrete floors. Floor-to-ceiling windows, sliding glass doors, and clerestory windows line the eastern facade, allowing daylight to flood in. Decks at both the front and rear of the home allow for outdoor entertaining at any time of day: the covered back deck takes advantage of the long evening light, while the front deck is perfect for morning coffee or afternoon hangouts. Tucked behind the kitchen is a conveniently located space that could be your studio, office, library, or gym — whatever you imagine! At the end of the first-floor hall, you will find two bedrooms, each complete with full ensuite bathrooms. Designed as a "nesting perch," the second floor, with white oak floors throughout, includes an expansive main bath and an open lofted space overlooking the stairs — ideal for an additional workspace, children's play area, or reading nook. Nearby, the primary bedroom makes you feel like you're floating in midair with windows on three sides. The elegant ensuite bathroom is a haven of self-care, divided into a powder room and fully tiled wet room with a walk-in shower and freestanding soaking tub. Additional sink and counter space and a spacious walk-in closet complete the primary suite. A single-car attached garage seamlessly connects to the home's mudroom for multi-season comfort and functionality. On its exterior, warm wood soffits and stained siding lend a natural feel, and the varied rooflines provide comfortable shade on warmer summer days. The juxtaposition of the main house and detached guest house creates a natural courtyard for the centrally located pool. The guest house provides additional living space and a private suite with a full bath and soaking tub. Floor-to-ceiling windows and sliding doors connect the living area to the expansive pool deck, while a built-in counter serves as the perfect bar or breakfast nook. Skylark is sited on the 5.6-acre Lot 4 at Catskill Terraces, at the end of a private rural road shared with only one other building site. Site electrical will be completed along the road to the beginning of a short driveway, and Board of Health approvals for septic designs are in place. This private, wooded parcel features a sloping landscape dotted with glacial boulders. Summer greenery creates additional privacy, while western-facing Kaaterskill Wild Forest views are visible in cooler months. There is opportunity to create year-round views with strategic clearing, however, designated greenbelt areas ensure that tree cover will remain.

MLS ID: 20233425

Status Category: Active

Zone: 2

Survey: Y

Age: New Construction

Listing Category: Residential

Area, sq ft: 2977 sq ft

Acreage: 5.68

Year built: 2023

Bedrooms: Four

Full Baths: Four
Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 1
Bedroom 4 Level: 1
SqFt 1st: 1719

Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 2
Den Level: 2
Date added: Added 1 year ago

UTILITIES

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Detached
Lot Dimensions: 5.68 Acres

Style: Contempo
Lot: 34

LOCATION DETAILS

Area/Town: Saugerties-town
County: Ulster County

School District: Saugerties Central Schools

Directions: Listing Agent Will Call You To Go Over Access To Lot And You Can Read The Driving Directions In The Agent Remarks

LISTED BY

Office Name: Compass Greater Ny, Llc
Agent First Name: Diana
Agent 2 First Name: Bree

Office 2 Name: Compass Greater Ny, Llc
Agent Last Name: Polack
Agent 2 Last Name: Chambers



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