



**Saugerties-town**  
Mt Airy Rd, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$1,999,000**

Welcome to Ango, the latest addition to Hudson River Homes' prestigious portfolio. Translating to " Dwelling in Peace," this residence is a harmonious blend of open space and contemporary minimalism, complemented by a roof line that pays homage to the ode of flight. Ango (to be built) will be strategically positioned on a 5-acre parcel that offers breathtaking panoramic views of the Hudson Valley, the Berkshires, and beyond. Encompassing 2,640 square feet, this thoughtfully designed ranch layout seamlessly integrates a spacious open kitchen that flows into the living and dining area spanning over 1,000 square feet. The centerpiece of this space is a double-sided wood-burning fireplace, creating a warm and inviting atmosphere. Large bays and four 10-foot high sliding doors, equipped with four fixed frame windows by Pella, provide a constant connection with the surrounding natural beauty. Boasting three bedrooms and two full baths, with the option of an additional powder room off the foyer; this home offers a tranquil retreat. The primary bedroom is a sanctuary featuring a walk-in closet, en suite bath with an enclosed restroom, generously proportioned curbless shower, and a soaking tub set beside a wall of glass. With ceilings reaching over 18 feet and starting at 12 feet upon entry through the 10-foot glass door, the foyer introduces a well-appointed laundry room and coat closet. The kitchen is a culinary haven designed for both entertaining and practicality; equipped with a sizable pantry, ample countertop space, and abundant cabinet storage. Windows surround the space providing an abundance of natural light. Constructed as a slab-on-grade home with finished concrete floors featuring zoned radiant heating, Ango ensures comfort and efficiency. The climate control is further enhanced with a zoned cooling system, Energy Recovery Ventilation (ERV) system, whole-house dehumidifier, and whole-house water filter. Crafted from standing seam galvalume, the roof adds both durability and a modern aesthetic. This exceptional property comes with a host of additional features; see associated docs or inquire for more information. The property is conveniently located close to popular hotspots--Saugerties and Woodstock, making it the perfect launchpad for outdoor adventures such as hiking, skiing, and exploring the far-reaching Catskill Mountains. Welcome home to Ango (to be built), where tranquility meets contemporary elegance.

**Addendum:** PROPERTY CANNOT BE SEEN FROM THE ROAD. 5-acre parcel has been divided from a larger parcel and a new survey is available. Cable is available at the right of way by driveway to parcel. Condition of the mobile home on-site is unknown. It is locked and in "as is" condition. There is also a 4-car garage in "as is" condition on the property. If preferred, HRH Development will offer a two-car garage as an optional upgrade: \$110,000.00 (glass door optional). No landscaping is included. Landscaping packages offered at additional cost. Home is delivered with gravel driveway and gravel surrounding the home, 5 feet in every direction. Taxes are TBD. Home is to-be-built. Please contact tax professional or visit the county website for an estimate of property taxes. This is a VIRTUAL RENDERING of the home that is to be built. Visit HRH Development website at [www.hrhdevelopment.com](http://www.hrhdevelopment.com)

**MLS ID:** 20233430

**Status Category:** Active

**Zone:** Res 1

**Listing Category:** Residential

**Area, sq ft:** 2640 sq ft

**Acreage:** 5

**Survey:** Y  
**Age:** New Construction  
**Full Baths:** Two  
**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 2 Level:** 1  
**Bedroom 4 Level:** 1  
**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Flooring:** Concrete, Radiant

**Fireplace Location:** Dining Room, Living Room

**Cooling/Air Conditioning:** Central, Heat Pump, Zoned

## UTILITIES

**Heat Source:** Central, Radiant, Zoned

**Hot Water:** On Demand, Tankless

**Plumbing:** Copper, Plastic

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Style:** Contempo

**Construction:** Frame/stick

**Porch:** Deck

**Lot Features:** Cliffs, Level, Private, Rock Outcrop, Secluded, Slope-moderate

**Lot Dimensions:** 5.00

## LOCATION DETAILS

**Area/Town:** Saugerties-town

**Lot/Site:** Rural

**Directions:** From Rte. 212, Take Rte. 32 North To Hommelville Road (on Left Across From Peoples Road). Take Hommelville To Right Onto Mt. Airy Rd. Driveway On The Right. See Multiple Mailboxes With Survey Tape Marking The Right Of Way Into The Parcel.

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent First Name:** Richard

**Agent 2 First Name:** Michelle

**Year built:** 2024

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**SqFt 1st:** 2640

**Appliances:** Dishwasher, Exhaust Fan, Range, Range Hood, Refrigerator, Other/see Remarks, Tankless Hot Water Heater, Whole House Filter System

**Fireplace Description:** Free Standing, Wood

**Wood Stove:** Freestanding

**Additional Interior Features:** Low E Windows, Dig.I Program Thermostat, Walk In Closets, Master Bath, French Doors, Sliding Glass Doors, Washer Connection, Gas Dryer Connection, Water Filter, Smoke Detector, Carbon Monoxide Detector

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** 200 Amps, Stand By Generator

**Utility Level:** 1

**Driveway:** Gravel

**Style:** Contempo, Ranch, Mid Century Modern

**Siding:** Cement/hardiboard

**Roof:** Metal

**Views:** Mountain, Valley, Panoramic

**Lot:** 30.22

**School District:** Saugerties Central Schools

**County:** Ulster County

**Office 2 Name:** Corcoran Country Living

**Agent Last Name:** Vizzini

**Agent 2 Last Name:** Bergkamp



### Contact us

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