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\$980,000

The Waterfall House! Waterfalls, meadows, stream, abundance of nature. First time on market in almost 50 years! A once in a lifetime opportunity! You'll have your own 50' cascading, year round waterfall with swimming hole, plus a second smaller waterfall on the mountain fed Lucas Kill. In yesteryear, the owners had flowering perennials, flowering trees, and extensive terraced bluestone walls going from the farmhouse down to the waterfall and swimming hole. With some infrastructure you could easily install a patio or entertaining space with the waterfall as the backdrop! Property also features an original 1880 Farmhouse with 3 Bed / 1.5 Bath and almost 2000 square feet. Hardwood on entire first floor and wide plank upstairs. Large bedrooms and first floor 1/2 bath is massive with 160 sq. ft. This home has a classic farmhouse feel and you're never out of earshot of the rushing waterfall (ZEN!). In addition to the farmhouse are 9.8 mountainside acres of meadow, a stream, and several wooded acres with huge views of Moon Hollow and the Catskills range. The back of the property borders the Kaaterskill Wild Forest (7,260 Acres of State Land / Forever Wild) Due to the size of the lot there is the opportunity to have another homesite in the rear of property. Bluestone walls, rock outcroppings, the list goes on! In addition to all of this are a 20x20 2-car garage with electric running underground from the house. More, there is a 36x25 barn / workshop with heat & electric! Located on a beautiful quiet country road which is essentially the westernmost road in Saugerties before you get to State Land. New 200 Amp Service, new oil tank, new pressure tank, and roof is only 10 years old! Only 2 minutes to Palenville, 10 minutes to Saugerties & Woodstock Village, and 20 min. to Hunter Mtn.

MLS ID: 20233532 Status Category: Pending Zone: Sa-res Year built: 1880 Bedrooms: Three Half Baths: One Kitchen Level: 1 Bedroom 2 Level: 2 Other 1 Level: 2 SqFt 2nd: 976 Bedroom 1 Room Size: 15x11 Bedroom 3 Room Size: 273sq.ft. Basement: Partial, Bilco Door Access Date added: Added 2 years ago Listing Category: Residential Area, sq ft: 1952 sq ft Acreage: 9.8 Age: 100-200 Full Baths: One Living Room Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 2 SqFt 1st: 976 Living Room Room Size: 17x25 Bedroom 2 Room Size: 16x13 Other Room 1 Size: 10x5 Amenities: Garden Area, Play Area

INTERIOR FEATURES

Kitchen Description: Eat In Flooring: Hardwood, Linoleum Fireplace Location: Living Room

UTILITIES

Heat Source: Baseboard Hot Water: Oil Plumbing: Mixed Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached Driveway: Gravel Style: Farm House Color: Wh Roof: Asph Shingle Lot Features: Adjacent To State Land, Corner Lot, Landscaped, Level, Meadow, Private, Rock Outcrop, Secluded, Slope-gently, Slope-moderate, Wooded, Water Frontage Water Features: Creek, Waterfall, Water Front Lot Dimensions: 1233x365

LOCATION DETAILS

Area/Town: Saugerties-town Elementary School: Grant Morse K-6 County: Ulster County Appliances: Microwave, Range, Range Hood, Refrigerator Fireplace Description: Brick, Wood Wood Stove: Insert In Fp, Other

Heating Fuel: Oil Water: Drilled Well Electricity: 100 Amps

Garage/Parking Extras: Driveway, Off Street, 3-car Style: Farm House Construction: Frame/stick Porch: Enclosed Porch Other Buildings: Office, Workshop Views: Meadow, Mountain, Creek

Additional Exterior Features: Waterfall Garden, Landscaped Lot: 26

School District: Saugerties Central Schools

Lot/Site: Rural

Directions: From Saugerties: Rte. 212 W To Right On Blue Mtn. Rd., Left On West Saugerties Road, Right On Manorville Rd., Follow 2.2 Miles To #493 Manorville Road On Left Immediately After Stone Bridge & Waterfall.

LISTED BY

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