



ULSTER-Town of
138 Glenerie Blvd, Saugerties, NY 12477

\$349,000

<https://gristmillrealestate.com>

Down a long 200' driveway, nestled along the serene banks of Esopus Creek, a blank canvas cottage awaits in the heart of the Mid Hudson Valley between Kingston and Saugerties. Introducing a rare haven that marries the allure of waterfront living with the charm and history of the region - a meticulously positioned home that offers both privacy and endless potential. This unique offering strikes a harmonious balance, making it an intriguing proposition for eagle-eyed Zillow hawks. Not just a dwelling but a blank slate yearning for waves of creativity. Whether you're an architect or designer looking to sculpt a masterpiece from the ground up or an avid waterfront home buyer who's been scouring the web for a tranquil retreat to improve over time, this property offers the flexibility to fulfill either vision. The home, comfortably livable as it currently stands, presents a delightful invitation to those who appreciate the simplicity of country waterfront living but not the daunting task of managing extensive renovations. It's a middle road - a path less traveled, where affordability meets opportunity, and being able to enjoy the property while improving at a pace that's comfortable for you. The current owner saved it from years of neglect and now it's time to pass the torch for the next chapter of its comeback story. Enveloped by an oversized hard to come by double wide lot, this home boasts a rare commodity - space. With neighbors discreetly distanced and not sharing the creek's embrace like this one does, privacy becomes your luxury. The panoramic creek views, a tranquil backdrop to your daily life, add an unparalleled element of peace and exclusivity. With deep water frontage and a concrete sea wall ready for your private dock, you can bring any number of boats or water toys. Almost 2 miles of navigable creek/river to explore between Leggs Mill bridge and Glenerie Falls. The potential here is as vast as the views. Envision a detached garage with an apartment above, your own mini farm veggie garden, or a playground ripe for children to thrive outdoors. It's more than a property; it's a space where life can slow down a little and take a breather. You'd think you have to sacrifice proximity to conveniences to have a gem like this but not here. Located only minutes from the bustling heart of Kingston and the quaint charm of Saugerties village, every convenience is virtually at your doorstep. Yet, the property remains a sanctuary, a world away from the everyday. And as the seasons shift from winter to spring, and the allure of waterfront living beckons more insistently, opportunities like this become even more scarce. Now may not be the most convenient time, but priced under \$500k, this property is worth the visit. Even in the snow it's beautiful. With spring on the horizon and the market thirsting for such rarities, the early bird will get the worm on this one. Sometimes you can get waterfront, but at the expense of bumping elbows with your neighbors. The breathing room on each side is truly special here and it's what separates this property from the average. Immerse yourself in the possibility, the privacy, and the potential that this upstate waterfront gem offers. Your creek-side story awaits...

MLS ID: 20240183

Status Category: Active

Zone: 32

Survey: Y

Age: 61-100

Listing Category: Residential

Area, sq ft: 1723 sq ft

Acreage: 0.48

Year built: 1945

Bedrooms: Two

Bathrooms: 1
Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: 1
Den Level: -
Other 2 Level: -
SqFt 2nd: 351
Other Rooms: Den, Other/see Remarks
Date added: Added 12 months ago

INTERIOR FEATURES

Appliances: Range, Refrigerator
Fireplace Description: Other/see Remarks
Miscellaneous Features: Other/see Remarks

UTILITIES

Heat Source: Forced Air
Sewer: Septic-ingr.

EXTERIOR FEATURES

Style: Cottage
Construction: Frame/stick
Porch: Enclosed Porch
Lot Features: Flood Plain, Level, Slope-gently, Other/see Remarks, No Outlet Street, Water Frontage
Water Features: Creek, Navigable, River, Water Access, Water Front
Lot Dimensions: 62.5' X 335'

LOCATION DETAILS

Area/Town: Ulster-town Of
County: Ulster County

LISTED BY

Office Name: Taft Street Realty, Inc.
Agent Last Name: Taft

Full Baths: One
Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 2
Bedroom 4 Level: -
Other 1 Level: -
SqFt 1st: 1372
Basement: Full, Other/see Remarks, Bilco Door Access
Amenities: Garden Area, Play Area, Other/see Remarks

Flooring: Carpet, Linoleum, Vinyl, Laminate
Wood Stove: Pellet, Wood

Water: Municipal
Utility Level: L

Style: Cape, Cottage, Two Story
Siding: Aluminum, Vinyl
Other Buildings: Shed, Other/see Remarks
Views: Water, River, Creek
Water Ways: Esopus Creek

Lot: 9

School District: Kingston Consolidated
Directions: From Lake Katrine Take Route 9w North Toward Saugerties. Left Onto Eastern Parkway, Right Onto Glenerie Blvd. House On Left, See Sign. This Is Glenerie Blvd., Not Glenerie Lane In Saugerties.

Agent First Name: Dylan



Contact us

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