



**Saugerties-town**  
3 Gladys Ln, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$799,000**

Warm and welcoming and surrounded by nature. This peaceful retreat has been built with love and you feel it the moment you walk in the door. Beautiful solid oak floors with a warm spice finish, vaulted spruce and pine wood ceiling with hemlock beams from the property, an abundance of windows that flood the space with sunlight and french doors out to your private deck. The gourmet kitchen is a chef's delight with custom cabinets, granite countertops and top of the line appliances all overlooking your charming fireplace. An inviting screened porch just off the kitchen is perfect for that morning cup of coffee or dining al fresco. The living space is an open concept, with a more private sunroom for a library or quiet room. Two beautiful bedrooms. A spacious primary bedroom has a view of the tall pines in the rear of the property. Like the rest of the house it is well designed with generous closet and storage space. You will love your private bath complete with a double vanity, shower for two, and handmade cherry bench for company while you relax in the European soaking tub. A smaller room is quite private from the rest of the house would be great as playroom or office space. The well designed laundry room has lots of space, shelves, cupboards and folding table. You will love the entry mudroom with cherry benches and lots of closets and storage for your toys! Kind of perfect! Located just 10 minutes from the village of Woodstock, close to Kingston, Phoenicia, skiing at Hunter and Belleayre, miles of hiking trails in the Catskills, excellent restaurants and all we love in the Hudson Valley!

**MLS ID:** 20240311

**Status Category:** Active

**Zone:** Res1

**Survey:** Y

**Age:** New Construction

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**SqFt 1st:** 1700

**Bedroom 2 Room Size:** 15 X 12.2

**Attic:** Scuttle

**Date added:** Added 11 months ago

**Listing Category:** Residential

**Area, sq ft:** 1700 sq ft

**Acreage:** 1.96

**Year built:** 2023

**Bedrooms:** Two

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Bedroom 1 Room Size:** 15.2 X 12.1

**Basement:** Crawl, Concrete Floor

**Total Rooms:** 7

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Flooring:** Ceramic, Hardwood  
**Fireplace Location:** Living Room  
**Miscellaneous Features:** Ceiling-vaulted

**Fireplace Description:** Propane  
**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Forced Air  
**Electricity:** Underground, 200 Amps

**Heating Fuel:** Propane  
**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Detached  
**Style:** One Story  
**Color:** Mossy Green  
**Lot Features:** Level, Private, Wooded  
**Lot:** 26.110

**Garage/Parking Extras:** 1-car  
**Construction:** Frame/stick  
**Roof:** Asph Shingle  
**Lot Dimensions:** 1.96

## LOCATION DETAILS

**Area/Town:** Saugerties-town  
**County:** Ulster County

**School District:** Saugerties Central Schools  
**Directions:** From Woodstock, Route 212 To Left Onto Pine Lane To Left On Band Camp Road To Right On Band Camp Circle. See Sign For Gladys Lane. House Of Left

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int'l-k  
**Agent Last Name:** Rajs

**Agent First Name:** Anne



### Contact us

Phone: (845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901  
Email: [gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)  
Address: 265 Main St, Saugerties, NY 12477

