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# \$449,500

Welcome to this charming ranch home nestled in the picturesque Blue Mountain area of Saugerties. The property has been thoughtfully renovated offering a completely turnkey living experience that ensures comfort and peace of mind with a focus on energy-efficiency upgrades to the infrastructure including mini-splits, insulation, LED lighting throughout, complete electrical upgrade, and a generator. The upstairs living space offers a seamless flow from the spacious living room into the dining area to the eat-in kitchen creates a functional and convenient layout. The kitchen with more-than-enough counter space and storage features beautiful mahogany cabinets and new, modern appliances. The generous main bedroom suite is impressive with cathedral ceilings and a gorgeous arched window while two additional sizable bedrooms offer flexibility, with one currently serving as an office space. The lower level offers an additional 1,000 square ft, connects to the garage and includes the laundry room and the perfect area for a personal gym or workshop. Outside, a large yard beckons with a fire pit for cozy gatherings and a fenced-in organic vegetable garden area for green thumbs. Enjoy breathtaking seasonal mountain views that the Blue Mountain area is renowned for. Conveniently located within a short drive to both the vibrant village of Saugerties and charming Woodstock, and mere minutes from the thruway, this idyllic retreat offers the perfect blend of tranquility and accessibility.

MLS ID: 20240358
Status Category: Pending
Zone: Res1
Survey: Y
<b>Age:</b> 61-100
Full Baths: Two
Dining Room Level: $1$
Bedroom 1 Level: 1
Bedroom 3 Level: 1
<b>SqFt 1st:</b> 1344
Attic: Scuttle
Amenities: Garden Area

C ID. 20240250

Listing Category: Residential Area, sq ft: 1344 sq ft Acreage: 0.47 Year built: 1957 Bedrooms: Three Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 1 Other 1 Level: L Basement: Full, Interior Access Other Rooms: Utility Room, Other/see Remarks Date added: Added 1 year ago

#### INTERIOR FEATURES

Appliances: Dryer, Microwave, Range, Refrigerator, Washer, Water Softener

# Flooring: Carpet, Ceramic, Hardwood

Cooling/Air Conditioning: Ductless Split Ac Units

#### Miscellaneous Features: Ceiling-cathedral

**Additional Interior Features:** Insulated Doors, Insulated Windows, Dig.I Program Thermostat, Master Bath, Water Filter, Smoke Detector, Carbon Monoxide Detector

#### UTILITIES

Heat Source: Ductless Mini Split Sys Hot Water: Electric Electricity: 200 Amps Utility Level: L

### Heating Fuel: Electric Water: Drilled Well Sewer: Septic-ingr.

### **EXTERIOR FEATURES**

Garage Type: Drive Under Driveway: Blacktop Construction: Frame/stick Porch: Open Lot Features: Corner Lot, Level, Wooded, No Outlet Street Additional Exterior Features: Stand By Generator Lot: 24

# Garage/Parking Extras: Driveway Style: Ranch Siding: Vinyl Roof: Metal Views: Mountain, Seasonal Lot Dimensions: .47 A

# LOCATION DETAILS

Area/Town: Saugerties-town

Lot/Site: Rural, Subdivision/development

**Directions:** Route 212 To Blue Mountain Road To Mary's Ave/woodland Acres Rd To House On Corner Of Pine And Woodland Acres.

# LISTED BY

Office Name: Bhhs Hudson Valley Prop-wdst

Agent Last Name: Cermak

School District: Saugerties Central Schools County: Ulster County

Agent First Name: Briana



Contact us Phone:

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