



**Saugerties-town**  
304 Pine St, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$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

**Age:** 61-100

**Full Baths:** Two

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**SqFt 1st:** 1344

**Attic:** Scuttle

**Amenities:** Garden Area

**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 7 months ago

## INTERIOR FEATURES

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

**Cooling/Air Conditioning:** Ductless Split Ac Units

**Flooring:** Carpet, Ceramic, Hardwood

**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.

**School District:** Saugerties Central Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-wdst

**Agent Last Name:** Cermak

**Agent First Name:** Briana



### Contact us

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