



Saugerties-town

47 Spaulding Ln, Saugerties, NY 12477

\$2,350,000

<https://gristmillrealestate.com>

Welcome to the absolute dream of upstate living — unparalleled privacy, river frontage and views, plus proximity to a town with loads of amenities! Nestled on over 17 acres and located just 5 mins to the village of Saugerties, this mid-century modern gem was painstakingly and creatively renovated by an award-winning NYC-based European architectural designer for his private use. Uniquely situated down a long private drive with nearly a half mile of Hudson River frontage, the home features a stylish contemporary design that seamlessly blends modern luxury with an artist loft-like feel. This 4 bedroom, 3.5 bath home features a multi-level living space with floor to ceiling windows allowing tons of natural light to flood into the space, and amazing views of the river from almost every angle. The main level features vaulted ceilings with a big open kitchen and living space, a half bath, and a cozy sunken living room with a wood stone fireplace. The space is set up for a projector with cozy movie nights by the fire. Steps up to the second level bring you to the formal dining area and a hallway which leads to two bedrooms, a full bathroom, and the primary suite with its own outdoor access. The primary suite also features a black marble bathroom, a large walk-in closet, and a gorgeous Italian-made bathtub with a priceless view of the river. The lower level completes the home with another bedroom, full bathroom, a large yoga studio/gym (which could easily be reconverted to a garage), and home office with a zen garden/courtyard. A separate entrance just increases the options for this level's potential uses as a work from home space, guest accommodations, au pair suite, or more. The exterior spaces are beautifully landscaped, resembling an outdoor art exhibit, and the multiple outdoor seating areas invite you to explore a myriad of options for entertaining or quiet reflection. Follow the pathway made up of custom cast circular XL cement pavers to discover an inground pool with built-in seating. Three "courtyards" offer unique opportunities to tuck yourself away from the expansive views: one off of the kitchen with fencing high enough to protect a kitchen garden from any wildlife, one with an outdoor chimney and views of the river, and one off of the office that offers a peek of the river but beckons you to look towards the sky. As you walk down the hill and through the meadow, a hidden gem awaits at the river's edge — a charming glass room at the point, built from materials that would have been thrown away during the renovation, is a magical escape (and has room to cast a kayak or simply enjoy the peace of the waterfront). This extraordinary home is perfectly private yet conveniently located mins from the village of Saugerties which offers many restaurants and shops, and close to many other great towns — 15 mins to Woodstock, 15 mins to Kingston, 20 mins to Catskill...and only 2 hours from the GWB. Note: Furnishings can be purchased separately.

MLS ID: 20240361

Status Category: Active

Zone: 22

Survey: Y

Age: 61-100

Full Baths: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Den Level: L

Other 2 Level: -

Listing Category: Residential

Area, sq ft: 3011 sq ft

Acreage: 17.6

Year built: 1959

Bedrooms: Four

Half Baths: One

Dining Room Level: 2

Family Room Level: L

Bedroom 2 Level: 2

Bedroom 4 Level: L

Other 1 Level: -

SqFt 1st: 2197

SqFt 3rd: 814
Other Rooms: Den, Office, Studio
Total Rooms: 10

Date added: Added 1 year ago

Basement: Finished, Full, Mixed, Slab, Walk Out, Interior Access, Concrete Floor

Amenities: Pool-in Ground

Virtual Tour:

https://www.zillow.com/view-imx/45d9f04e-0b1a-40b8-895c-ded4e6cfe1f7?setAttribution=mls&w=true&initialViewType=pano&utm_source=dashboard

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Hardwood

Fireplace Location: Living Room

Cooling/Air Conditioning: Ceiling Fan, Ductless Split Ac Units

Additional Interior Features: Insulated Windows, Low E Windows, Walk In Closets, 9 Ft. Ceilings, Master Bath, Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Fireplace Description: Stone, Wood

Wood Stove: Insert In Fp, Wood

Miscellaneous Features: Ceiling-vaulted

UTILITIES

Heat Source: Forced Air, Radiators

Hot Water: On Demand, Tankless

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Natural Gas

Water: Municipal

Electricity: Circuit Breakers, 200 Amps

Utility Level: L

EXTERIOR FEATURES

Garage/Parking Extras: Driveway

Style: Contempo

Construction: Frame/stick

Siding: Cement/hardiboard

Lot Features: Landscaped, Meadow, Private, Secluded, Slope-gently, Slope-moderate, Wooded, Water Frontage

Water Features: River, Water Access, Water Front

Additional Exterior Features: Balcony, Inground Pool, Landscaped, Outside Lighting

Lot: 11

Driveway: Gravel

Style: Contempo, Split Level, Detached, Mid Century Modern

Color: Gray

Roof: Metal

Views: Meadow, Water, River

Water Ways: Hudson River

Lot Dimensions: Variable

LOCATION DETAILS

Area/Town: Saugerties-town

Lot/Site: Rural

Directions: Turn Onto Spaulding Lane From 9w, Take The First Left Into The Driveway After Spaulding Court (it's A Long Unpaved Driveway Marked By A Sign With The Number On A Wooden Post)

School District: Saugerties Central Schools

County: Ulster County

LISTED BY

Office Name: Compass Greater Ny, Llc

Agent First Name: Leigh

Agent 2 First Name: Megan

Office 2 Name: Compass Greater Ny, Llc

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