

https://gristmillrealestate.com

# \$389,000

Welcome to your charming 3-bedroom, 1-bathroom haven in Western Saugerties, just a short 10-minute drive from the iconic Woodstock. Nestled in the heart of the Hudson Valley, this home offers the perfect blend of proximity to local attractions and the tranquility of a close-knit community. Experience the luxury of being centrally located without the hefty price tag of Woodstock, allowing you to embrace all that the Hudson Valley has to offer. Outside, a sweet backyard beckons, offering a private oasis for relaxation and entertainment. Imagine summer barbecues, gardening, or simply unwinding under the open sky. This property provides the canvas for your dream outdoor space. With its prime location, this home is a gateway to the cultural richness of Woodstock and the natural beauty of the Hudson Valley. Whether you're a nature enthusiast, an art lover, or someone seeking a peaceful retreat, this residence presents an opportunity to embrace the best of both worlds. Don't miss the chance to make this house your home and unlock the full potential of this gem.

## MLS ID: 20240458

Status Category: Active Zone: 11 Year built: 1960 Bedrooms: Three Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 1 Basement: Full, Bilco Door Access

#### UTILITIES

Heat Source: Hot Water, Steam Hot Water: Electric Sewer: Septic-ingr.

### **EXTERIOR FEATURES**

Garage/Parking Extras: Driveway Style: Ranch Views: Mountain Lot: 30 Listing Category: Residential Area, sq ft: 1512 sq ft Acreage: 0.97 Age: 61-100 Full Baths: One Dining Room Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 Date added: Added 2 years ago

Heating Fuel: Oil Water: Drilled Well Utility Level: B

Style: Ranch Lot Features: Corner Lot Lot Dimensions: .97

## LOCATION DETAILS

Area/Town: Saugerties-town County: Ulster County

### LISTED BY

Office Name: Century 21 Alliance-np Agent Last Name: Miceli School District: Saugerties Central Schools

**Directions:** Turn Off Of Mary Ann Ave And Onto Catskill View Circle, House Is On The Left

Agent First Name: Savannah



#### Contact us Phone:

Email: Address: (845) 246-3200 Toll Free: (800) 664-5503 Fax: (845) 246-3901

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

