



**ULSTER-Town of**  
101 Glenerie Blvd #113, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$1,750,000**

Discover unparalleled waterfront living at Glenerie Cottages - a remarkable property tucked away at the end of a tranquil country residential road on the Esopus Creek near Saugerties, NY. Surrounded by charming cottage-style homes, this enclave offers a truly unique atmosphere. Spanning over 4 acres, this newly renovated oasis comprises 10 cottages, each boasting separate utilities. Six of these cottages have undergone extensive renovations, featuring modern amenities such as mini splits for AC and heat, durable standing seam metal roofs, and energy-efficient thermal pane windows. With upgrades including new electric and plumbing systems, insulation, siding, and 1000-gallon septic tanks, these cottages are ready to provide comfort and convenience. Five of the cottages have long-term renters. Embrace outdoor living with several firepits, a boat launch, and a newly constructed dock - the waterway is known for kayaking and canoeing. Enthusiasts will delight in the picturesque train bridge and trestles, offering stunning views and a nod to architectural history. This property is the perfect setting for recreation and relaxation while listening to the mesmerizing sound of Glenerie Falls as it offers endless opportunities for outdoor enjoyment. Situated between Saugerties and Kingston, with convenient access to the charming town of Woodstock, this property enjoys a prime location enriched with natural beauty and cultural attractions. Experience the convenience of nearby hiking trails, farm-to-table eateries, and upscale dining establishments, ensuring a lifestyle of comfort and convenience. Whether you're seeking a serene retreat, a lucrative investment opportunity, or a canvas for development, this property presents endless possibilities. Explore potential uses including a mobile home park, RV parking, agricultural ventures, or a captivating bed and breakfast. With R30 zoning permitting residential-commercial use and potential for townhome development, multifamily dwellings, or even a golf course, this former camp invites creativity and vision. Don't miss the chance to make this waterfront sanctuary your own. Schedule a viewing today and seize the opportunity to experience the epitome of waterfront living near Saugerties, NY.

**Addendum:** An incredible opportunity for a family compound or for an investor - come take a look-)

**MLS ID:** 20240496

**Status Category:** Active

**Acreage:** 4.1

**Year built:** 1960

**Amenities:** Playground

**Date added:** Added 10 months ago

**Listing Category:** Multi-family

**Zone:** R30

**Survey:** Y

**Age:** 61-100

**Virtual Tour:**  
<https://my.matterport.com/show/?m=BjSab2jq5oU&brand=0>

## INTERIOR FEATURES

**Appliances:** Microwave, Oven-built In, Refrigerator

**Fireplace Description:** Electric

**Flooring:** Wood

**Fireplace Location:** Living Room

**Cooling/Air Conditioning:** Wall Unit

## UTILITIES

**Heat Source:** Baseboard, Wall

**Hot Water:** Electric

**Plumbing:** Plastic

**Sewer:** Septic-ingr.

**Heating Fuel:** Electric

**Water:** Municipal

**Electricity:** 200 Amps

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Garage/Parking Extras:** Driveway, Driveway-shared, Boat Pad

**Style:** Cottage

**Siding:** Wood

**Roof:** Asph Shingle, Metal

**Views:** Water

**Water Ways:** Esopus Creek

**Lot:** 1.2

**Garage Capacity:** Two

**Driveway:** Dirt, Gravel

**Construction:** Frame/stick

**Porch:** Open

**Lot Features:** Flood Plain, Water Frontage, View

**Water Features:** Boat Dock, Boat Ramp, Water Access, Waterfall, Water Front

**Lot Dimensions:** 4.10

## LOCATION DETAILS

**Area/Town:** Ulster-town Of

**County:** Ulster County

**School District:** Kingston Consolidated

**Directions:** From 9w- Turn Onto Eastern Pkwy, Right On Glenerie Blvd. Property Is At The End Of Glenerie

## LISTED BY

**Office Name:** Coldwell Banker Village Green

**Agent First Name:** Elizabeth

**Agent 2 First Name:** Eric

**Office 2 Name:** Coldwell Banker Village Green

**Agent Last Name:** Suib

**Agent 2 Last Name:** Amaral



### Contact us

Phone:

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

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

