



Saugerties-town

255 High Falls Rd, Saugerties, NY 12477

<https://gristmillrealestate.com>

\$699,000

Welcome to this exquisite 3-bedroom, 2-bath country home nestled in the charming town of Saugerties, New York. If you've been searching for a meticulously maintained property that perfectly balances tranquility with modern comforts, your search ends here. Situated in the heart of Saugerties, this home offers the best of both worlds – a serene countryside setting while still being conveniently close to local amenities and attractions. Whether you're yearning for a peaceful retreat or an active lifestyle, this location caters to both. Every detail of this home exudes craftsmanship and care. From the moment you step through the front door, you'll be greeted by a seamless blend of classic charm and contemporary elegance. The open-concept kitchen dining area boasts abundant natural light, creating a warm and inviting ambiance. Electric car? No problem this home comes complete with a high speed car charging post, a NEMA 15-50 jack allows for high speed charging at 45 amps providing up to 300 miles in range in less than 8 hours. This station works with all vehicles including Tesla's Saugerties offers a variety of attractions, including charming local shops, art galleries, and an array of dining options. Outdoor enthusiasts will appreciate the proximity to hiking trails, waterways, and parks, ensuring there's always something to explore. This home is currently functioning as an Air BNB with a proven track record of exceptional guest experiences, this property has earned Superhost status – a testament to its commitment to hospitality and guest satisfaction. Existing positive reviews and a loyal clientele set the stage for continued success. With a strong history of high occupancy rates and positive cash flow, this Airbnb property is a proven income generator. The demand for short-term rentals in this area ensures a consistent stream of revenue throughout the seasons. In conclusion, whether it's going to be your full-time residence or a profitable Airbnb property in Saugerties, this is an exciting opportunity to enter or expand your presence in the lucrative short-term rental market or just unpack your belonging and relax in your new home.

Addendum: Newer heating system, newer well pump and pressure tank, new hot water tank, new plumbing lines, new generator transfer switch, upgraded 240 electric panel etc...

MLS ID: 20240641

Status Category: Active

Zone: R

Survey: Y

Age: 100-200

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

Den Level: 1

Listing Category: Residential

Area, sq ft: 2227 sq ft

Acreage: 2.6

Year built: 1840

Bedrooms: Three

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Other 1 Level: 2

Other 2 Level: 1

SqFt 2nd: 876

Kitchen Room Size: 11x14.2

Den Room Size: 22x11

Bedroom 2 Room Size: 15.3x11.5

Other Room 1 Size: 11x12

Basement: Interior Access, Unfinished

Amenities: Garden Area, Hot Tub, Other/see Remarks

Date added: Added 6 months ago

SqFt 1st: 1351

Living Room Room Size: 14.2x23

Dining Room Room Size: 11.5x14.2

Bedroom 1 Room Size: 15.2x14.2

Bedroom 3 Room Size: 14.4x7.8

Other Room 2 Size: 11.5x10

Attic: Walk Up

Virtual Tour: <https://youtu.be/jZVRfPhzcOs>

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer

Wood Stove: Pellet

Miscellaneous Features: Other/see Remarks

Flooring: Carpet, Ceramic, Wide Board

Cooling/Air Conditioning: Central, Window Unit

Additional Interior Features: Master Bath, Sliding Glass Doors

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

Heating Fuel: Propane

Water: Drilled Well

Electricity: 200 Amps

EXTERIOR FEATURES

Garage Type: Garage Detached

Driveway: Gravel

Style: Two Story

Siding: Aluminum

Roof: Metal

Lot Dimensions: 2.60

Garage/Parking Extras: Driveway

Style: Two Story

Construction: Frame/stick

Porch: Deck

Additional Exterior Features: Stand By Generator, Hot Tub, Landscaped, Outside Lighting, Paved Walkway

Lot: 1.114

LOCATION DETAILS

Area/Town: Saugerties-town

County: Ulster County

School District: Saugerties Central Schools

Directions: Nys Thruway To Exit 20, Make A Left Onto Route 212, Make A Right Onto 32n, Follow Approximately 4 Miles To Right Onto High Falls Road To House On The Left.

LISTED BY

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