



**Saugerties-vlg**  
43 Montgomery St, Saugerties, NY 12477

<https://gristmillrealestate.com>

**\$189,000**

Charming 1880's fixer upper in the heart of the Village. This two bedroom one and a half bath home will require extensive updates but is well worth the effort. First floor has light filled living room, spacious eat in kitchen, a nice office/den, powder room, and small mudroom that leads out into the fenced in back yard. Great space for gardening and entertaining.... steps to all Village amenities, restaurants, coffee shops, shopping, theater, beach, and parks...Close to NYS thruway, hiking, skiing, Kingston, and Woodstock.

**Addendum:** Please note entry is at one's own risk, use caution electric and all utilities are off. Bring a flashlight for basement. Property is being sold AS-IS. Pipes had burst in the basement, home is also in need of foundation work, electrical, plumbing, and HVAC repairs. As well as mold remediation, there looks to be black mold in the mudroom area, near the kitchen, though it has not been evaluated by a mold inspector for a remediation plan. Basement access is through the first-floor bedroom. Utilities will not be connected for inspection.

**MLS ID:** 20240721

**Status Category:** Active

**Zone:** Res

**Year built:** 1880

**Bedrooms:** Two

**Full Baths:** One

**Living Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**SqFt 2nd:** 464

**Attic:** Scuttle

**Listing Category:** Residential

**Area, sq ft:** 1120 sq ft

**Acreage:** 0.06

**Age:** 100-200

**Bathrooms:** 2

**Half Baths:** One

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**SqFt 1st:** 656

**Basement:** Crawl, Dirt, Partial, Interior Access

**Date added:** Added 9 months ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Vinyl, Wood

**Appliances:** Range, Refrigerator

**Additional Interior Features:** Washer Connection

## UTILITIES

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Municipal

**Utility Level:** B

## EXTERIOR FEATURES

**Style:** Two Story

**Construction:** Frame/stick

**Siding:** Vinyl

**Lot Features:** Level

**Lot Dimensions:** 0.06

**Style:** Cottage, Two Story

**Color:** Beige

**Roof:** Metal

**Additional Exterior Features:** Privacy Fence

**Lot:** 20

## LOCATION DETAILS

**Area/Town:** Saugerties-vlg

**Lot/Site:** Hamlet/village

**Directions:** From I-87 Exit 20 To Saugerties...right On 212 S To Ny 32 To Right On Main, Right On Partition, Left On Montgomery Across From Stellas Station. House On Beige....no Driveway, Please Park On Street.

**School District:** Saugerties Central Schools

**County:** Ulster County

## LISTED BY

**Office Name:** Berardi Realty

**Agent Last Name:** Polito

**Agent First Name:** Nicole



### 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

