



Saugerties-town

44 Blue Mountain Church Rd, Saugerties, NY 12477

\$490,000

<https://gristmillrealestate.com>

Immerse yourself in the warmth of a home that has been cherished for generations, where every nook exudes a sense of care and affection. Upon entering, you'll discover an abundance of charm and character. A living room with a woodstove beckons you to unwind; a spacious country kitchen is the home's heart. Picture-perfect meals await at the dining table nestled against the bay window, bathed in sunlight, and French doors offer a seamless connection to the outdoors. Ascend to the second and third floors, where three sunlit bedrooms await. Each is adorned with windows framing picturesque views of the surrounding landscape. The wide board wood floors and exposed beams echo the classic farmhouse feel permeating every corner, creating a welcoming ambiance that feels cozy and refined. The two second-floor bedrooms and bath wrap around a spacious second living room with original front door and access to the upper yard and garden. The third floor offers a private oversized bedroom with an ensuite full bathroom. Nestled within a tranquil countryside setting, the large yard extending to the property's rear is perfect for outdoor games and playful dogs. An organic garden awaits summer plantings. The home is conveniently close to Woodstock and Saugerties. We invite you to embrace a lifestyle of comfort, beauty, and tranquility in this authentic gem.

MLS ID: 20240899

Status Category: Active

Zone: 02

Year built: 1928

Bedrooms: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 3

Living Room Room Size: See Floorpl

Date added: Added 9 months ago

Listing Category: Residential

Area, sq ft: 1528 sq ft

Acreage: 2.7

Age: 61-100

Full Baths: Two

Dining Room Level: 1

Family Room Level: 2

Bedroom 2 Level: 2

SqFt 1st: 848

Virtual Tour:

<https://my.matterport.com/show/?m=3eRkPD7yk5Q&brand=0>

INTERIOR FEATURES

Appliances: Dryer, Range, Refrigerator, Washer

Flooring: Mixed, Pine, Wood

UTILITIES

Heat Source: Hot Water

Heating Fuel: Propane

Water: Drilled Well

Sewer: On Site

Utility Level: 1

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Off Street

Style: Farm House

Roof: Asph Shingle

Additional Exterior Features: Landscaped

Lot: 9.1

Style: Farm House

Color: Butter Yellow

Lot Features: Level, Meadow, Rock Outcrop, Slope-gently

Lot Dimensions: 0o X 0o

LOCATION DETAILS

Area/Town: Saugerties-town

County: Ulster County

School District: Saugerties Central Schools

Directions: West Saugerties Rd To Blue Mountain To Blus Mountain Church Rd.. House On Right 1/4 Mile Down.

LISTED BY

Office Name: Coldwell Banker Village Green

Agent First Name: Laurie

Agent 2 First Name: Leslie

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