

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 1 year ago

INTERIOR FEATURES

Flooring: Mixed, Pine, Wood Appliances: Dryer, Range, Refrigerator, Washer

UTILITIES

Heat Source: Hot Water Heating Fuel: Propane

Water: Drilled Well

Sewer: On Site

Listing Category: Residential

Area, sq ft: 1528 sq ft

Dining Room Level: 1

Family Room Level: 2

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Bedroom 2 Level: 2

Acreage: 2.7

Age: 61-100

Full Baths: Two

SqFt 1st: 848

Virtual Tour:

Utility Level: 1

EXTERIOR FEATURES

Garage/Parking Extras: Driveway, Off Street

Style: Farm House **Roof:** Asph Shingle

Additional Exterior Features: Landscaped

Lot: 9.1

LOCATION DETAILS

Area/Town: Saugerties-town

School District: Saugerties Central Schools

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

Style: Farm House

Color: Butter Yellow

Lot Dimensions: Oo X Oo

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

LISTED BY

Office Name: Coldwell Banker Village Green

Office 2 Name: Coldwell Banker Village Green

Agent First Name: LaurieAgent Last Name: YlvisakerAgent 2 First Name: LeslieAgent 2 Last Name: Foti





Phone:

