



**\$2,450,000**

<https://gristmillrealestate.com>

Don't miss this once-in-a-lifetime opportunity to grab one of the region's best 4-season views of the Hudson River. This wide and deep 76+ acre site, located midway between Kingston and the Village of Saugerties and only 2 hours from NYC, features no less than a quarter-mile of prime Hudson River frontage, unobstructed by train tracks or road, plus 2 points of entry from Route 32. A mix of flat wooded fields opening to spectacular hilly terrain as you get closer to the waterfront, the property offers a dramatic bird's eye view of the river plus state lands and tranquil Dutchess County farmland beyond. Zoned for Low Density Residential development (2-acre minimum lots) close to the river, and Moderate Density Residential development (1-acre minimum lots) on other portions, the parcel offers a diverse range of potential investment options, with a long and logical road path already roughed in from Route 32 all the way to the waterfront. Secluded and quiet, the site is also perfect for a single dream home, or compound, with a .65-mile approach through flat woodlands leading to the stunning and panoramic hillside perches above the Hudson.

**MLS ID:** 20240904

**Status Category:** Active

**Acreage:** 76.09

**Water Features:** Stunning Hudson River

**Listing Category:** Lots/land

**Zone:** 22/23

**Type:** [Residential](#)

**Date added:** Added 8 months ago

## EXTERIOR FEATURES

**Views:** Water

**Water Features:** River

**Water Frontage:** Over 1280' Of Frontage

**Lot Dimensions:** 76.09 Acres

**Lot:** 26.10

**Waterfront:** River

**Water Ways:** Hudson River

**View Description:** Lake Or River

**Lot Description:** Private, Slope-gently, Wooded

**Lot/Site:** Suburb

## LOCATION DETAILS

**Area/Town:** Saugerties-town

**County:** Ulster County

**School District:** Saugerties Central Schools

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-np

**Agent First Name:** Donna

**Office 2 Name:** Bhhs Hudson Valley Prop-king

**Agent Last Name:** Brooks



**Contact us**

Phone: (845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901  
Email: [gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)  
Address: 265 Main St, Saugerties, NY 12477

