



262 & 270 Patterson Lane  
Saugerties, NY 12477  
For Sale: \$1,145,000

Type:	Single Family
MLS#:	20243644
Square Footage:	0
Taxes:	\$18,122
Year Built:	1948

Drive down a long, long, charming country lane (that you own and the town plows!) to almost 6 bucolic acres of farmland with a big red barn and room for 1-8 horses, a separate cottage, and a dappled view of the Hudson River. This unique farmhouse style home was re-imagined from its original 1948 build with an added 1,500 sq. ft contemporary central Living / Dining Room (c. 2000). This massive room has a cathedral ceiling and provides room to entertain dozens of friends and family while gazing out a wall of windows that frame the river and the beauty of nature in every season — a view that becomes a constant element of your daily lifestyle. Alongside this large open space sits a cozy library/den anchored by a hand-built river stone fireplace, flecked with crystals, providing a place to relax after horseback riding, boating, skiing, or just as a quiet reading room. The country kitchen is just off this meditative space and boasts connectivity to a back patio for BBQing and to the dining room through an over-the-sink breakfast bar pass-through, making entertaining easy and fun. Just off the kitchen is a full bath and stairs up to a vaulted main bedroom suite where a vaulted private feel abounds. There's a first floor guest bedroom off the den, or drift up the grand front staircase in the living room to 2 more large light filled bedrooms. Yes, this 4 bedroom home is fanciful and creative...but that's not all. There's a 1 bedroom cottage (650 sq. ft) next door to use as a rental, a home for extended family, or as a romanic guest cottage. This property has been in the family for decades and is awaiting your personal touches. The current owners had horses in the past and the 3 story barn (2,500 sq. ft.) is a testament to slower, calmer times. Additionally, there is the potential to subdivide a 2 acre parcel off this lot (with town approval) or to use these fields for a paddock or as a gentle-person's farm. The road dead-ends just beyond this property and makes for a quiet landing while being close to everything Saugerties and the Catskills has to offer. Just 3 miles to Horse Shows In the Sun (HITS) and Malden's public boat launch, and minutes to Saugerties & Catskill villages, while only 2 hours from NYC. Enjoy skiing at Hunter or Windham, antiquing in Hudson, or dining at some of the great restaurants in both Rhinebeck and Saugerties and other quaint surrounding towns. Make sure you take a walk around this tranquil property — a pleasure to see and show. YouTube: 262 - 270 Patterson Lane.

### Listing Details

Asking Price: \$1,145,000	Taxes: \$18,122	Status: Active
Type: Single Family	MLS ID: 20243644	Last Update: 1/25/2025
Added: 178 Day(s) Ago		

### Property Details

Address: 262 & 270 Patterson Lane	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 2 full	Total Rooms: 9	Home Style: Farm House
Basement: Concrete	Year Built: 1948	

### Location Details

Lot Size: 5.7 Acres	Lot Description: Gentle Sloping, Private	Water Front: No
Water Access: No		

### School Details

School District: Saugerties