



Hudson Valley Catskill Region MLS

1920 Old Kings Highway  
Saugerties, NY 12477  
For Sale: \$449,000

Type:	Single Family
MLS#:	20250467
Square Footage:	0
Taxes:	\$5,779
Year Built:	1964

Charming one-bedroom cottage on 2 acres, with an additional 27.60-acre flag lot behind the home—offering endless possibilities! This cozy retreat features a sun-filled living room, a good sized kitchen with an inviting breakfast bar, a generous bedroom, and a newly renovated bathroom for maximum comfort. There is also a fenced in area to the side of house that is perfect for private outdoor entertaining or to keep pets safe. New mini-splits make the heating and cooling of this cottage very economical. Currently a successful Airbnb rental, the home provides great income potential. Or, live here while you build your dream home on the expansive acreage behind the property and then rent it later for additional income. Follow the scenic trail to a stunning open field, perfect for a custom estate, farming, or other ventures. Zoned 322, the land allows for various uses, including livestock. Located just 10 minutes from the heart of Saugerties, with easy access to restaurants, shopping, farmers markets, and HITS horse shows. Plus, Woodstock is only 15 minutes away! For winter enthusiasts, the property is also conveniently close to popular ski resorts, making it an ideal year-round getaway. Whether you're looking for a peaceful retreat, an investment opportunity, or the perfect spot to build your future home, this property has it all.

### Listing Details

Asking Price: \$449,000	Taxes: \$5,779	Status: Active
Type: Single Family	MLS ID: 20250467	Last Update: 3/31/2025
Added: 50 Day(s) Ago		

### Property Details

Address: 1920 Old Kings Highway	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 1
Total Bathrooms: 1 full	Home Style: Cottage	Siding: Block
Year Built: 1964		

### Location Details

Lot Size: 29.6 Acres	Lot Description: Front Yard, Gentle Sloping, Driveway: Garage Faces Side
Water Front: No	Water Access: No

### School Details

School District: Saugerties

### Heating, Cooling, & Utility Details

Heat Type: Ductless	Water Type: Well	Sewer Type: Engineered Septic
Air Conditioning: Ductless		

### Broker Details

Halter Associates Realty      Darlene Griffin