



1221 Blue Mountain Road  
 Saugerties, NY 12477  
 For Sale: \$479,000

Type:	Single Family
MLS#:	20250741
Square Footage:	0
Taxes:	\$8,074
Year Built:	1953

HIGHEST & BEST BEING CALLED BY SUNDAY APRIL 6TH AT 7PM!!! Bucolic country setting on one of Saugerties loveliest roads. Sweet 3 Bd/ 2 Ba home with beautiful mountain views and over 4 sprawling acres of Koi pond, fields. and open land ready for the next steward. This is the perfect Catskill retreat and also a great opportunity for someone who would like to have flexibility as it is eligible for an airbnb permit. Bright, light filled living room with deck and above ground pool just beyond. Perfect for summer days and relaxing evenings taking in the views. Hardwood floors throughout. Open, modern kitchen perfect for entertaining. Primary bedroom with en suite bathroom. Soaking clawfoot tub in second bathroom. Mini splits in bedrooms to keep cool in the summer. And generator to always feel confident there will be no break in the creature comforts. Large flex space perfect for home office, den or studio. Attached garage for convenience. This house has been lovingly maintained and turn key. But the land takes this property to that next level. Watch the flocks of geese pass by, koi swimming in the pond,, eagles, hawks and deer abound. It is your own nature preserve yet minutes to all the Hudson Valley has to offer. Drive to the center of Saugerties in under 10 minutes for great eateries, shops and all the essentials. Listen to world renowned musicians at the new, great venue The Local. 15 minutes to the west is the iconic town of Woodstock with more great eateries, shops, and everything artistic to relish in from the historic Byrdcliffe with Artist's in Residence to The Bearsville Theater and The Colony for year round shows. Minutes away you can grab a coffee and sundries at Circle W and head up the mountain for summer activities at Colgate Lake and Kaaterskill Falls or a day of skiing at Hunter Mountain. This home is the quintessential Hudson valley get away. It is low maintenance but has all the perks of a country retreat and a stones throw to all the area has to offer.

## Listing Details

Asking Price: \$479,000	Taxes: \$8,074	Status: Active
Type: Single Family	MLS ID: 20250741	Last Update: 4/4/2025
Added: 20 Day(s) Ago		

## Property Details

Address: 1221 Blue Mountain Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Home Style: Ranch	Basement: Sump Pump
Siding: Brick	Year Built: 1953	

## Location Details

Lot Size: 4.4 Acres	Lot Description: Landscaped, Level,	Driveway: Detached Carport
Water Front: No	Water Access: No	

## School Details

School District: Saugerties

## Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Private Sewer
Air Conditioning: Ductless		