



Hudson Valley Catskill Region MLS

40 Hanzl Lane
 Saugerties, NY 12477
 For Sale: \$629,000

Type:	Single Family
MLS#:	20251264
Square Footage:	0
Taxes:	\$12,659
Year Built:	1825

OPEN HOUSE, Sat. May 24, 11am - 2pm. Step Into History with Modern Comforts! Welcome to this enchanting 1825 farmhouse, where timeless charm meets serene countryside living. Nestled on 7.6 picturesque acres of rolling landscape with a pond, this lovingly maintained home radiates warmth, character, and storybook appeal. From the moment you step onto the rocking chair front porch, through the original front door, you're greeted by rich history and handcrafted beauty. To the right, the spacious living room invites you to unwind among exposed wood beams, a cozy window seat, and custom built-ins—all set against the glowing backdrop of knotty pine paneling, milled from trees that once stood proudly on the property. To the left, the dining area flows into a cozy kitchen/dining room, leading to a sun-drenched family room warmed by a charming woodstove. With its own separate entrance from the outdoor patio, this space offers a cozy retreat. Upstairs, you'll find two generously sized bedrooms and a second full bath complete with a brand-new stackable washer and dryer. The original banister guides you up with grace, reminding you of the home's rich past. Wood floors run throughout, complemented by ample closet space. The property also features a versatile outbuilding with a two-car garage, horse stall, second-floor loft and a large studio (with a rotating wall!) ideal for artists, hobbyists, or additional storage. Recent updates include a new septic system, French drains and a generator (2022) offering peace of mind with modern efficiency. Don't miss this rare opportunity to own a piece of history with room to roam and breathe. Come experience the magic for yourself.

Listing Details

Asking Price: \$629,000	Taxes: \$12,659	Status: Active
Type: Single Family	MLS ID: 20251264	Last Update: 5/8/2025
Added: 11 Day(s) Ago		

Property Details

Address: 40 Hanzl Lane	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 2 full	Total Rooms: 6	Home Style: Farm House
Basement: Unfinished	Siding: Wood Siding	Year Built: 1825

Location Details

Lot Size: 7.6 Acres	Lot Description: Meadow, Rolling Slope,	Driveway: Circular Driveway
Water Front: No	Water Access: No	

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Heat Type: Forced Air	Sewer Type: Septic Tank	Air Conditioning: Ceiling Fan(s)
-----------------------	-------------------------	----------------------------------

Broker Details

Helsmoortel Realty Inc	Terri Hlavaty
------------------------	---------------