



262-268 Patterson Lane
 Saugerties, NY 12477
 For Sale: \$949,000

Type:	Single Family
MLS#:	863510
Square Footage:	3,000
Year Built:	1948

Where History, Nature, and Possibility Converge. Welcome to 262–268 Patterson Road, a truly special estate nestled on 5.7 private, park-like acres in West Camp—just minutes from the charm of Saugerties and the Hudson River. This 3,000 sq ft, 4-bedroom, 2-bath home masterfully blends 1940s character with modern updates from 1996 and 2000, preserving its soulful architecture while adding comfort and ease for everyday living. Step inside to find sun-drenched spaces framed by original hardwood floors, hand-crafted details, and a layout that flows effortlessly from cozy corners to open entertaining areas. Every room invites connection—to each other, to nature, to the rich history embedded in these walls. But the true magic lies beyond the main house. A storybook guest cottage offers endless flexibility—perfect for extended stays, creative space, or income-producing rental potential. Framed by lush perennial gardens and mature trees, it's a tranquil retreat all its own. The show-stopping centerpiece of the property is the grand, three-story barn, dating back to the 1890s. With soaring ceilings, exposed beams, and remarkable structural integrity, it's a blank canvas with endless potential—think artist studio, event space, equestrian haven, or an architectural statement waiting to be reborn. Outside, the grounds are a symphony of natural beauty: garden beds burst with blooms, stone paths wind through woods, and sweeping lawns invite moments of play, reflection, and stillness. There are views of the Hudson River, space to roam, and inspiration around every turn. Whether you're sipping coffee as the morning mist rises off the river, hosting unforgettable gatherings under the stars, or saddling up just minutes away at the world-renowned Horse Shows in the Sun (HITS), this is more than a home—it's a destination. A legacy. A life well-lived, waiting to unfold.

Listing Details

Asking Price: \$949,000	Status: Active	Type: Single Family
MLS ID: 863510	Last Update: 7/12/2025	Added: 89 Day(s) Ago

Property Details

Address: 262-268 Patterson Lane	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Square Footage: 3,000
Total Bedrooms: 4	Total Bathrooms: 2 full	Total Rooms: 11
Home Style: Farm House	Attic: Partial	Basement: Unfinished
Siding: Frame	Year Built: 1948	

Location Details

Lot Size: 5.7 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

School Details

School District: Saugerties	Elementary School: Cahill	Middle School: Saugerties Junior
High School: Saugerties		

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Central Air		