



194 High Falls Road
 Saugerties, NY 12477
 For Sale: \$425,000

Type:	Single Family
MLS#:	20251382
Square Footage:	0
Taxes:	\$6,327
Year Built:	1920

Set along a quiet country road and nestled into a wooded hillside, this home is more spacious than it first appears—offering layered living, peaceful surroundings, and an outdoor setup made for slowing down. Upstairs, you'll find the kitchen, a generous dining area, the main living room, full bath, and two railroad-style bedrooms. Off the living room, a deck floats among the trees—perfect for grilling, gathering, or soaking up the stillness. Downstairs is a private bedroom suite with its own bath and access to a screened-in porch—a quiet spot to read, nap, or enjoy the fresh air without the bugs. Beyond that, stairs lead to a hidden yard with a fire pit and hot tub nestled against the natural rock outcropping. The home has been well maintained and is totally comfortable as-is, with opportunities to update or personalize over time. Sited on 1.8 acres just minutes from hikes, waterfalls, and the best of Saugerties and Palenville—and only about 2 hours from the GWB for an easy city-to-country escape.

Listing Details

Asking Price: \$425,000	Taxes: \$6,327	Status: Active
Type: Single Family	MLS ID: 20251382	Last Update: 5/26/2025
Added: 96 Day(s) Ago		

Property Details

Address: 194 High Falls Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Home Style: Cottage	Basement: Finished
Year Built: 1920		

Location Details

Lot Size: 1.8 Acres	Water Front: No	Water Access: No
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School Details

School District: Saugerties

Broker Details

Compass Greater NY, LLC	Monica Schwerberg	William Golan
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