



**28 Mrs Franks Road**  
**Saugerties, NY 12477**  
**For Sale: \$529,000**

Type:	Single Family
MLS#:	20251519
Square Footage:	0
Taxes:	\$10,300
Year Built:	1987

Expansive 5-Bedroom Colonial on peaceful streamside retreat on Nearly 6 1/2 Private Acres This Woodstock-inspired home is nestled in the heart of nature, offering over 6 acres of serenity, adventure and untapped potential. This unique property, made up of two separate deeds (5.3 acres + 0.7 acres on Mrs Franks Rd), features a year round stream, with deeded access extending to its center- perfect for swimming, dam-building and joyful water play. Mountain views emerge in winter and with thoughtful tree clearing, they could become a year round backdrop. At night, you'll catch the soft red glow from the top of the Overlook Mountain- a magical touch of the Catskills. Surrounding by roughly 100 acres of undeveloped woods, this property offers ample trails for hiking, dog walking and wildlife watching. Step inside and discover a well-laid-out interior ideal for both everyday living and entertaining. The first level features rustic charm with exposed beams and second level features wide plank pine floors that exude warmth and timeless style. Enjoy the outdoors from not one, but two expansive decks—perfect for morning coffee, evening dinners, or simply soaking in the beauty of the surrounding nature. Additional highlights include a 2-car garage, spacious living areas, and a sought-after location in one of the Hudson Valley's most desirable areas. Whether you're dreaming of a nature immersed homestead, a creative retreat, or a space for your growing family to thrive, this land is ready to meet your vision. Don't miss this rare opportunity to own a piece of tranquility with all the modern comforts just minutes from everything the Catskills have to offer!

## Listing Details

Asking Price: \$529,000	Taxes: \$10,300	Status: Active
Type: Single Family	MLS ID: 20251519	Last Update: 5/27/2025
Added: 18 Day(s) Ago		

## Property Details

Address: 28 Mrs Franks Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 2 full, 1 half	Total Rooms: 14	Home Style: Colonial
Basement: Block	Siding: Cedar	Year Built: 1987

## Location Details

Lot Size: 6.32 Acres	Lot Description: Back Yard, Front Yard,	Water Front: No
Water Access: No		

## School Details

School District: Saugerties

## Heating, Cooling, & Utility Details

Heat Type: Ductless	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Ceiling Fan(s)		

## Broker Details