



872-874 Route 212  
Saugerties, NY 12477  
For Sale: \$285,000

Type:	Single Family
MLS#:	875058
Square Footage:	1,248
Year Built:	1870

Nestled in the heart of the Catskills, this enchanting farmhouse offers a rare combination of rustic charm, creative potential, and prime location. Tucked between the vibrant villages of Saugerties and Woodstock, you'll enjoy easy access to world-class dining, galleries, music venues, and outdoor adventures—while returning home to your own private haven. The main house features 2 spacious bedrooms, 1.5 baths, and original hardwood floors that radiate warmth throughout the main level. Upstairs, wide board flooring adds a touch of timeless character. Enjoy quiet mornings or starlit evenings on the screened-in porch, and let pets or little ones roam safely in the fully fenced yard. An added extra is the versatile Accessory Dwelling Unit (ADU)—perfect as a guest suite, rental income opportunity, home office, or even a private yoga/art studio. Whether you're looking to work remotely or pursue your creative passions, this space offers endless possibilities. While the home retains its original charm, it's ready for your vision and updates to truly make it shine. A rare opportunity to craft your dream lifestyle in the Catskills—with built-in income potential and unmatched charm. Sellers open to all reasonable offers.

### Listing Details

Asking Price: \$285,000	Status: Active	Type: Single Family
MLS ID: 875058	Last Update: 7/27/2025	Added: 68 Day(s) Ago

### Property Details

Address: 872-874 Route 212	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Square Footage: 1,248
Total Bedrooms: 3	Total Bathrooms: 2 full, 1 half	Total Rooms: 5
Fireplaces: 1	Home Style: Farm House	Attic: Pull Stairs
Basement: Crawl Space	Siding: Frame	Year Built: 1870

### Location Details

Lot Size: 0.29 Acres	Lot Description: Level	Water Front: No
Water Access: No		

### School Details

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

### Heating, Cooling, & Utility Details

Heat Type: Electric	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: None		

### Broker Details

Howard Hanna Rand Realty	Maureen Mayone
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