



Hudson Valley Catskill Region MLS

3 Centerville Church Road  
 Saugerties, NY 12477  
 For Sale: \$565,000

Type:	Single Family
MLS#:	20252691
Square Footage:	0
Taxes:	\$9,036
Year Built:	1986

Rustic-Chic Getaway in the Heart of the Catskills! Tucked away on nearly 1.5 private acres, this beautifully renovated two-bedroom, two-bath home is the peaceful Catskills retreat you've been dreaming of. Warm, inviting, and full of charm, the 1,500-square-foot interior blends rustic character with thoughtful updates — from knotty pine paneling and wide-plank wood floors to bluestone kitchen floors and sun-drenched living spaces. The first floor features an open layout with large windows, generous natural light, and a full bath. A spacious dining/living area flows seamlessly into a three-season sunporch with a bluestone floor running the width of the home. Two sets of sliders lead to an expansive deck — ideal for al fresco meals, grilling, or simply soaking in the surrounding serenity. Upstairs, an open landing leads to two airy bedrooms, a second full bath, and access to a sprawling, covered upper deck beneath a metal roof — the perfect place to relax and listen to the rain or morning birdsong. Set on a gentle rise above a quiet country road, the home offers lush landscaping, mature trees, manicured gardens, and a stunning natural rock outcropping. Enjoy summer barbecues, fireside stargazing, or relaxing in the outdoor barrel sauna — all just minutes from the vibrant Village of Saugerties, the iconic town of Woodstock, HITS, Diamond Mills, and Exit 20 on the NYS Thruway. Whether you're looking for a full-time home, weekend escape, or savvy investment, this one checks all the boxes. With a strong short-term rental history and a near-perfect Airbnb guest rating, it's a proven performer. Income statement available upon request. Surrounded by hiking trails, farm stands, wellness retreats, wineries, and cozy cafes, this is your launchpad for the very best of Upstate life. Come experience the magic of the Catskills — this special place is ready to welcome you home.

## Listing Details

Asking Price: \$565,000	Taxes: \$9,036	Status: Active
Type: Single Family	MLS ID: 20252691	Last Update: 9/3/2025
Added: 77 Day(s) Ago		

## Property Details

Address: 3 Centerville Church Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 2 full	Total Rooms: 8	Home Style: Chalet
Siding: Frame	Year Built: 1986	

## Location Details

Lot Size: 1.44 Acres	Lot Description: Gentle Sloping,	Driveway: Circular Driveway
Water Front: No	Water Access: No	

## School Details

School District: Saugerties

## Heating, Cooling, & Utility Details

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