



108 Latham Circle
 Saugerties, NY 12477
 For Sale: \$1,199,000

Type:	Single Family
MLS#:	899994
Square Footage:	3,095
Taxes:	\$12,969
Year Built:	1917

WELCOME TO THE LATHAM HOUSE. This Timeless Circa 1917 Arts and Crafts home—nestled between the Hudson River and Overlook Mountain with magnificent views of both—blends historic charm with thoughtfully curated modern updates in the Village of Saugerties. Situated atop a knoll, this unique 3/4-acre lot is burgeoning with multiple berry bushes and trees, along with flowers, vegetable and herb gardens. A stunning 550 sq ft renovated standalone Studio Building—complete with high ceilings, pine flooring, an oversized custom glass entry door and large windows, a large stainless sink with on demand hot water, a full bath including a Japanese-inspired soaking tub and an attached carport—offers endless potential as an artist's studio, private home office, or hangout with family and friends. The new bluestone patio, adjacent to the studio and new carport with an electric car hook up, creates a private courtyard feel. There is also additional parking at the top of the driveway next to the side entrance. This 2,545 sq ft hilltop residence features 3 over-sized bedrooms, 2.5 baths, and is filled with original handcrafted moldings, built-ins, stained glass windows, wood floors, and three wood-burning fireplaces. A large wraparound porch offers the perfect perch to take in the river views, spectacular sunrises/sunsets, and enjoy the nighttime stars inviting peaceful outdoor living. Inside, the home offers a flexible layout highlighted by a first-floor primary suite with a custom walk-in closet and luxurious full bath with a beautiful tiled walk-in shower. The stunning custom kitchen is a chef's delight—featuring GE Profile appliances, granite countertops, 1940s custom milled cabinetry, beadboard ceilings, and a cozy built-in banquette. A side entrance with a mudroom includes a custom barn door leading to built-in pantry space. Additional features include a full dry basement with 2 ft. thick bluestone foundation walls and an adjacent renovated greenhouse ideal for year-round gardening or creative use. Significant infrastructure updates include a brand-new roof, new plumbing and electrical systems, geothermal heating, and 3 new mini-split systems on the main level. Eco-conscious buyers will appreciate the new solar panels—purchased outright by the owner—installed on the detached studio. All of this is located just moments from the vibrant shops, restaurants, the Lighthouse and waterfront of Saugerties Village, all walkable, offering an exceptional lifestyle in one of the Hudson Valley's most sought-after communities. Don't miss this one-of-a-kind classic home with a modern soul.

Listing Details

Asking Price: \$1,199,000	Taxes: \$12,969	Status: Active
Type: Single Family	MLS ID: 899994	Last Update: 8/12/2025
Added: 36 Day(s) Ago		

Property Details

Address: 108 Latham Circle	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Square Footage: 3,095
Total Bedrooms: 3	Total Bathrooms: 3 full, 1 half	Total Rooms: 10
Fireplaces: 3	Home Style: Craftsman	Attic: None
Basement: Full	Siding: Cedar	Year Built: 1917

Location Details

Lot Size: 0.73 Acres	Lot Description: Back Yard, Front Yard,	Driveway: Detached
Water Front: No	Water Access: No	

School Details

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