



**45 Sunset View Drive  
Saugerties, NY 12477**

**For Sale: \$999,000**

Type: Single Family  
MLS#: 20253664  
Square Footage: 0  
Taxes: \$18,837  
Year Built: 2007

3,500+ sq ft Cape Cod Retreat with Garage Apartment, Mountain Views, Acreage and Endless Potential. Imagine waking up each morning to the Catskill Mountains stretched across your window like a living painting. You pour your coffee, step outside, and feel the quiet of 9.5 private acres wrap around you. Summer afternoons mean the swimming pool, and cool evenings are spent in the basement den - maybe around the bar with friends, maybe curled up in the guest suite downstairs. This property is private and serene, yet minutes from the vibrant villages of Saugerties and Woodstock. Main Home Features: • 5 spacious bedrooms, including a primary suite • 2.5 baths in the main home, plus an additional full bath in the basement • Well-equipped Kitchen: Perfect for cooking and entertaining, with many useful features • Sun-filled rooms, hardwood floors, cathedral ceiling • Flexible floor plan with room for home office, media room or hobby spaces. Lower Level Extra Space: • 1,000 sq ft partially finished basement with den, bar area, bedroom and full bath - perfect for a guest suite or recreation space. Additional Highlights: • Separate 1,400 sq ft apartment with private entrance - ideal for rental income, in-laws or a studio • Oversized 4-car garage with abundant storage for vehicles, equipment, or hobby projects • Covered front porch for your rocking chairs, large back deck, and 3-season room with mountain views • Swimming pool for summer enjoyment • Ample acreage with space for adding horse stalls or paddocks-perfect for equestrian use • Set on 9.5 Private acres with unobstructed year-round mountain panoramas from multiple vantage points. Situated in one of the Hudson Valley's most sought-after areas, you'll be just minutes from charming villages, hiking trails, wineries and cultural attractions, all less than two hours from NYC. A Rare Opportunity: While this estate is ready for updates and personalization, its scale, location and natural beauty are incredible. This home can become your Hudson Valley dream. Whether you envision a family compound, a creative retreat, a horse lovers paradise, or a luxurious country getaway, the possibilities are endless - all with the back drop of New York's most iconic mountain range.

### **Listing Details**

Asking Price: \$999,000

Taxes: \$18,837

Status: Active

Type: Single Family

MLS ID: 20253664

Last Update: 12/15/2025

Added: 187 Day(s) Ago

### **Property Details**

Address: 45 Sunset View Drive

City: Saugerties

State: NY

Zip: 12477

County: Ulster

Total Bedrooms: 5

Total Bathrooms: 2 full, 1 half

Total Rooms: 13

Fireplaces: 1

Home Style: Cape Cod

Basement: Exterior Entry

Siding: Asphalt

Year Built: 2007

### **Location Details**

Lot Size: 9.5 Acres

Lot Description: Pond on Lot, Back Yard,

Driveway: Garage Faces Front

Water Front: No

Water Access: No

### **School Details**

School District: Saugerties

Elementary School: Cahill

### **Heating, Cooling, & Utility Details**