



194 High Falls Road
 Saugerties, NY 12477
 For Sale: \$399,000

Type:	Single Family
MLS#:	20254250
Square Footage:	0
Taxes:	\$6,327
Year Built:	1920

Tucked along a quiet country road and nestled into the hillside, this home is all about easy living, quiet moments, and that slow-down pace we all come upstate for. It's more spacious than it first appears, with flexible layouts and plenty of spots—inside and out—to gather, unwind, and recharge. Upstairs, the main floor features a bright kitchen, roomy dining area, full bath, and two cozy railroad-style bedrooms. The living room opens right onto a tree-top deck that's perfect for grilling, hanging out, or simply soaking up the calm. Downstairs is a private bedroom suite with its own bath and access to a screened-in porch—a breezy retreat for reading or relaxing in nature. From there, steps lead to the yard: a peaceful, wooded expanse that feels both private and open, with a fire pit and hot tub nestled against the natural rock outcropping. It's the kind of space that invites stargazing, unhurried dinners, and long afternoons outside. It's comfortable and ready to enjoy right away—whether as a first home, a weekend retreat, or an easy entry into the world of short-term rentals. And with the option to purchase furnished (for an additional cost), it's a rare chance to step right into upstate living with a built-in path to offset expenses. Set on 1.8 acres of wooded hillside and open yard, you're just minutes from hiking, skiing, and the charm of towns like Saugerties, Woodstock, Catskill, and Hunter—and only about 2 hours from the GWB for that easy city-to-country escape.

Listing Details

Asking Price: \$399,000	Taxes: \$6,327	Status: Active
Type: Single Family	MLS ID: 20254250	Last Update: 9/10/2025
Added: 9 Day(s) Ago		

Property Details

Address: 194 High Falls Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Home Style: Cottage	Basement: Finished
Year Built: 1920		

Location Details

Lot Size: 1.8 Acres	Water Front: No	Water Access: No
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School Details

School District: Saugerties

Broker Details

Compass Greater NY, LLC	Monica Schwerberg	William Golan
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