



# 197 Old Route 32 Saugerties, NY 12477 For Sale: \$579,000

Type: Single Family MLS#: 20254316 Square Footage: 0 Taxes: \$9,032

Year Built: 1954

Saugerties home with 18 Acres ..... Want your own quaint country retreat in the foothills of the Catskills? Welcome to 197 Old Route 32 featuring a main level bedroom, unique wide plank floors and a beautiful sun filled porch. Upstairs is space for bedrooms or personal office with a half bath. The large unfinished basement provides plenty of storage or space for a workshop. Discover the perfect blend of nature, comfort, and convenience, set on 18 acres, this property offers endless opportunities for outdoor living and recreation. Nature lovers paradise with room for hiking, hunting and watching wildlife. An expansive fenced-in area for dogs makes it perfect for pet lovers. Large barn could be used for horses, artist studio, workspace. Come explore Saugerties, N.Y. voted one of the best small towns in America, known for fine dining, art, festivals and HITS. Only 15 minutes to Woodstock and 25 minutes to Hunter mountain, having quick access to skiing, snowboarding, and year-round mountain activities, making this home a perfect short term rental for all seasons. Whether you're seeking a full-time residence, a weekend getaway, or a outdoor sanctuary, this home delivers it all. Come see this private tucked away hidden gem just waiting for your vision.

### **Listing Details**

Asking Price: \$579,000 Type: Single Family

Added: 77 Day(s) Ago

Taxes: \$9,032

MLS ID: 20254316

Status: Active

Last Update: 11/2/2025

## **Property Details**

Address: 197 Old Route 32

Zip: 12477

Total Bathrooms: 1 full, 1 half Siding: Aluminum Siding

City: Saugerties County: Ulster

Home Style: Cape Cod Year Built: 1954 State: NY

Total Bedrooms: 3
Basement: Unfinished

#### **Location Details**

Lot Size: 18.3 Acres Water Access: No Lot Description: Back Yard, Garden,

Water Front: No

#### School Details

School District: Saugerties

# Heating, Cooling, & Utility Details

Heat Type: Oil Water Type: Well Sewer Type: Septic Tank

#### **Broker Details**

Grist Mill Real Estate Yvonne Winnie