



**197 Old Route 32**  
**Saugerties, NY 12477**  
**For Sale: \$499,000**

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: \$499,000	Taxes: \$9,032	Status: Active
Type: Single Family	MLS ID: 20254316	Last Update: 1/23/2026
Added: 180 Day(s) Ago		

### Property Details

Address: 197 Old Route 32	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full, 1 half	Home Style: Cape Cod	Basement: Unfinished
Siding: Aluminum Siding	Year Built: 1954	

### Location Details

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