

35 Shear Road Saugerties, NY 12477

For Sale: \$475,000

Single Family Type: MLS#: 20255093 Square Footage:

Year Built: 1938

\$7,346

Full of character and warmth, this 1938 Cape sits on just over 4 acres — 2 acres with the home plus an additional 2.14-acre lot offering both privacy and potential. The home exudes vintage charm with its hardwood floors, abundant natural light, and beautifully remodeled bathroom. Thoughtful touches like bluestone walkways and stone walls add timeless Catskills character to the grounds. Two comfortable bedrooms are located on the main level along with the newly updated bath. The upstairs is fully finished and ready for your vision — with a bit of updating, it could easily become a wonderful primary suite. Plumbing has already been run to the space, making it simple to add an additional bathroom if desired. Outside, a detached garage and an old-fashioned root cellar building—both equipped with electricity—provide excellent options for storage, workshop, or studio space. The original root cellar built into the hillside behind the home is a charming and functional nod to the property's history. Overlooking a picturesque farm across the street and surrounded by open space and mature trees, the setting offers peace and natural beauty. Conveniently located just minutes to the Village of Saugerties, NYS Thruway Exit 20, Total Tennis, and HITS-on-the-Hudson, with the vibrant town of Woodstock only about ten miles away. A classic Catskills gem with room to grow and make your own.

Listing Details

Asking Price: \$475,000 Type: Single Family

Added: 44 Day(s) Ago

Taxes: \$7,346

MLS ID: 20255093

Status: Active

Last Update: 11/15/2025

Property Details

Address: 35 Shear Road

Zip: 12477

Total Bathrooms: 1 full Siding: Aluminum Siding City: Saugerties County: Ulster

Home Style: Cape Cod Year Built: 1938

State: NY

Total Bedrooms: 2

Basement: Exterior Entry

Location Details

Lot Size: 4.14 Acres Water Front: No

Lot Description: Few Trees, Landscaped,

Driveway: Off Street

Water Access: No

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Heat Type: Forced Air Air Conditioning: Central Air Water Type: Well

Sewer Type: Septic Tank

Broker Details

Halter Associates Realty

Darlene Griffin