



35 Shear Road
Saugerties, NY 12477
For Sale: \$475,000

Type:	Single Family
MLS#:	20255093
Square Footage:	0
Taxes:	\$7,346
Year Built:	1938

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	Taxes: \$7,346	Status: Active
Type: Single Family	MLS ID: 20255093	Last Update: 11/15/2025
Added: 75 Day(s) Ago		

Property Details

Address: 35 Shear Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 1 full	Home Style: Cape Cod	Basement: Exterior Entry
Siding: Aluminum Siding	Year Built: 1938	

Location Details

Lot Size: 4.14 Acres	Lot Description: Few Trees, Landscaped,	Driveway: Off Street
Water Front: No	Water Access: No	

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Heat Type: Forced Air	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Central Air		

Broker Details

Halter Associates Realty	Darlene Griffin
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