



**16 Icehouse Drive  
Saugerties, NY 12477  
For Sale: \$1,000,000**

Type: Single Family  
MLS#: 931532  
Square Footage: 2,350  
Taxes: \$1  
Year Built: 2025

In Saugerties, where the Esopus Creek winds through the Hudson Valley and the Catskill Mountains rise in the distance, a new chapter unfolds. Eleven handcrafted townhomes rise along the creek, each built from the land itself — local timber milled on site, stone from nearby quarries, and mantels carved from reclaimed barn beams. Local builder John Mullen & Sons, longtime valley neighbors, honors the region's heritage in every detail — from wood floors milled from Saugerties trees to weathered stone foundations — ensuring no two homes are alike. These creekside row houses weave a narrative of authenticity and craftsmanship, inviting residents to become part of a story as enduring as the mountains and as timeless as the creek.

### **Listing Details**

Asking Price: \$1,000,000  
Taxes: \$1  
Type: Single Family  
MLS ID: 931532  
Added: 75 Day(s) Ago  
Status: Active  
Last Update: 11/3/2025

### **Property Details**

Address: 16 Icehouse Drive  
City: Saugerties  
Zip: 12477  
County: Ulster  
Total Bedrooms: 2  
Total Bathrooms: 3 full, 1 half  
Attic: None  
Basement: Finished  
Year Built: 2025  
State: NY  
Square Footage: 2,350  
Total Rooms: 7  
Siding: Recycled/Renewable Materials

### **Location Details**

Lot Size: 0.06 Acres  
Driveway: Electric Vehicle Charging  
Water Access: No  
HOA Fees: \$271  
Water Front: No  
HOA Inclusions: Exterior Maintenance

### **School Details**

School District: Saugerties  
Elementary School: Cahill  
High School: Saugerties  
Middle School: Saugerties Junior

### **Heating, Cooling, & Utility Details**

Heat Type: Geothermal  
Water Type: Public  
Air Conditioning: Geothermal  
Sewer Type: Public Sewer

### **Broker Details**

Compass Greater NY, LLC  
Allan Styer