



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	Status: Active
Type: Single Family	MLS ID: 931532	Last Update: 11/3/2025
Added: 75 Day(s) Ago		

Property Details

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

Location Details

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

School Details

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

Heating, Cooling, & Utility Details

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

Broker Details

Compass Greater NY, LLC	Allan Styer
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