



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

Single Family Type:

MLS#: 931532 Square Footage: 2,350

Taxes:

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

Type: Single Family

Added: 25 Day(s) Ago

Taxes: \$1

MLS ID: 931532

Status: Active

Last Update: 11/3/2025

Property Details

Address: 16 Icehouse Drive

Zip: 12477

Total Bedrooms: 2

Attic: None Year Built: 2025

City: Saugerties County: Ulster

Total Bathrooms: 3 full, 1 half

Basement: Finished

State: NY

Square Footage: 2,350

Total Rooms: 7

Siding: Recycled/Renewable Materials

Location Details

Lot Size: 0.06 Acres Water Access: No

Driveway: Electric Vehicle Charging HOA Fees: \$271

Water Front: No

HOA Inclusions: Exterior Maintenance

School Details

School District: Saugerties High School: Saugerties

Elementary School: Cahill

Middle School: Saugerties Junior

Heating, Cooling, & Utility Details

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

Sewer Type: Public Sewer

Broker Details

Compass Greater NY, LLC

Allan Styer