



9 Solway Road
Saugerties, NY 12477
For Sale: \$5,500,000

Type:	Single Family
MLS#:	971642
Square Footage:	41,804
Taxes:	\$3,522

Nestled in the heart of the Catskill Mountains, just minutes from the historic town of Woodstock and the charming village of Saugerties, this extraordinary resort, hotel, and camp compound spans 16.6 private wooded acres and offers a rare opportunity to own a fully operational hospitality destination in the Hudson Valley. While situated in a Moderate Density Residential (R2) district, the property benefits from a pre-existing legal non-conforming use as a hotel/resort, allowing continued operation as a retreat, lodge, camp, or group accommodation — an exceptionally valuable and increasingly rare asset in the region. The compound consists of 18 beautifully maintained buildings housing 98 private guest units, each with its own bathroom. Several units accommodate multiple bedrooms, allowing the property to comfortably host 250–300 guests at full capacity, making it ideally suited for retreats, camps, conferences, and large group gatherings. Each unit offers modern comforts within a charming mountain setting, including televisions, refrigerators, heating, and air conditioning. At the center of the property is a fully equipped commercial kitchen ready for immediate operation, paired with a spacious dining hall designed to accommodate large groups. These facilities make the property perfectly suited for retreats, weddings, conferences, camps, and educational programs. The resort also features a grand recreation hall ideal for folk, ballroom, or swing dancing, performances, lectures, and workshops. Additional gathering spaces include a card room, lounge with panoramic mountain views, a piano, and a charming gazebo, creating inviting areas for connection, relaxation, and community. Outdoor amenities further elevate the experience. Guests can lounge beside a king-size swimming pool, relax in the sauna and Jacuzzi, or enjoy an array of recreational activities including tennis courts, volleyball, basketball, softball, ping pong, and billiards. Scenic wooded paths, open meadows, and peaceful natural surroundings provide a truly magical setting for retreats, gatherings, and unforgettable experiences. The location is exceptional — nestled where the cool Catskills meet the scenic Hudson River Valley. The property offers convenient access to skiing, hiking, fishing, golf, horseback riding, outlet shopping, country fairs, and cultural attractions. Located just 2 miles from the New York State Thruway and approximately 100 miles from New York City, it is perfectly positioned to attract both regional and national guests. Beyond its current operation, the property presents extraordinary potential for expansion and reinvention. Its grandfathered resort use creates opportunities to develop wellness retreats, destination weddings, corporate retreats, boutique hospitality, yoga and meditation centers, educational camps, or eco-tourism experiences. The combination of a commercial kitchen, large dining hall, recreation spaces, outdoor amenities, and a capacity for 250–300 guests provides the infrastructure needed to host events and programming at scale. With 16.6 acres of picturesque landscape, 18 buildings, 98 private units with bathrooms, a commercial kitchen, expansive dining hall, recreation facilities, and a gazebo, this is a rare turnkey resort compound in one of the Hudson Valley's most desirable destinations — ready for the next visionary owner to bring its next chapter to life. Income-producing, event venue, retreat center, development potential...what more can you ask for?

Listing Details

Asking Price: \$5,500,000	Taxes: \$3,522	Status: Active
Type: Single Family	MLS ID: 971642	Last Update: 7/3/2026
Added: 114 Day(s) Ago		

Property Details

Address: 9 Solway Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Square Footage: 41,804
Total Bathrooms: 0	Siding: Frame	

Location Details

Lot Size: 16.6 Acres Lot Description: Garden, Landscaped, Part, Driveway: Detached