



**178 Old Route 32**  
**Saugerties, NY 12477**  
**For Sale: \$425,000**

Type:	Single Family
MLS#:	20261435
Square Footage:	0
Taxes:	\$6,280
Year Built:	1960

This exceptionally maintained 3-bedroom home sits on 2.1 acres with a barn and open meadow. Attentively cared for and in tip-top condition with solid bones. Two first-floor bedrooms offer convenient single-level living, while the partially finished second floor includes an additional room with the potential to significantly expand the living space. This sweet home features an eat-in kitchen, updated bathroom, and a versatile breezeway connecting the home to the attached garage-ideal for a mudroom or sunroom. The basement offers even more room to spread out with space for a den, storage and hobbies. A standout feature of the property is the barn, once used for livestock, offering endless potential for hobby farming, horses or creative use. A separate detached garage with woodstove provides the perfect workshop space, along with an additional shed for even more storage. Recent improvements include new roofs on the house, detached garage, and shed. Convenient location, just a few minutes to the thruway, the village of Saugerties/HITS, and a half hour to skiing at Hunter Mountain.

**Listing Details**

Asking Price: \$425,000	Taxes: \$6,280	Status: Active
Type: Single Family	MLS ID: 20261435	Last Update: 4/7/2026
Added: 14 Day(s) Ago		

**Property Details**

Address: 178 Old Route 32	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full	Fireplaces: 1	Home Style: Cape Cod
Basement: Block	Siding: Frame	Year Built: 1960

**Location Details**

Lot Size: 2.1 Acres	Lot Description: Cleared, Meadow	Driveway: Garage Faces Front
Water Front: No	Water Access: No	

**School Details**

School District: Saugerties	Elementary School: Grant Morse
-----------------------------	--------------------------------

**Heating, Cooling, & Utility Details**

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

**Broker Details**

The Kinderhook Group, Inc.	Sarah Finch
----------------------------	-------------