



**2005 Old Kings Highway**  
**Saugerties, NY 12477**  
**For Sale: \$650,000**

Type:	Single Family
MLS#:	991645
Square Footage:	1,599
Taxes:	\$6,105
Year Built:	1963

Easy living awaits in this beautifully updated ranch home with a barn, set on nearly an acre in a convenient and desirable location overlooking a 120-acre hayfield. Thoughtfully improved by the current owner with the intention of staying for years to come, every update reflects a commitment to comfort, quality, and long-term enjoyment--making this a wonderful opportunity for the next owner now that plans have changed. Inside, the home offers a warm balance of classic charm and modern convenience. Original solid oak floors have been beautifully refinished, cast-iron radiators provide cozy, steady warmth, and a wood-burning fireplace adds timeless character and ambiance. Recent improvements include newly installed central air, a ducted wood-burning furnace, new roof, siding, and gutters, a new brick chimney, a new hot water heater, and a welcoming new front porch. Currently configured as a two-bedroom home, the den offers an easy opportunity for a third bedroom, guest space, or home office. The setting is especially appealing for those seeking a full-time residence, weekend retreat, or investment opportunity. With close proximity to the Lazy Swan Golf & Country Club, HITS, and Total Tennis--with indoor tennis, pickleball, and Pilates--this property is perfectly positioned to enjoy some of the area's most sought-after recreational amenities. Short-term rentals are permitted and welcomed in Saugerties, adding to the property's versatility and appeal. Ideally located near the Villages of Saugerties and Woodstock, the City of Kingston, and skiing at Hunter Mountain, this home offers comfort, convenience, and access to the very best of the Hudson Valley lifestyle.

**Listing Details**

Asking Price: \$650,000	Taxes: \$6,105	Status: Active
Type: Single Family	MLS ID: 991645	Last Update: 5/7/2026
Added: 14 Day(s) Ago		

**Property Details**

Address: 2005 Old Kings Highway	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Square Footage: 1,599
Total Bedrooms: 2	Total Bathrooms: 1 full	Total Rooms: 6
Home Style: Ranch	Attic: Pull Stairs	Basement: Full
Siding: Frame	Year Built: 1963	

**Location Details**

Lot Size: 0.93 Acres	Lot Description: Back Yard, Cleared, Front	Driveway: Driveway
Water Front: No	Water Access: No	

**School Details**

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

**Heating, Cooling, & Utility Details**

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