



45 Charles Hommel Road
Saugerties, NY 12477
For Sale: \$1,450,000

Type:	Single Family
MLS#:	996890
Square Footage:	1,551
Taxes:	\$12,551
Year Built:	1994

Privately sited at the end of a long driveway, this thoughtfully designed contemporary retreat spans 33.8 acres with sweeping Catskill Mountain views. Reimagined in stages between 2023 and 2025, the offering includes a two-bedroom, one-bath main house with an upgraded three-bedroom septic system to allow for future expansion, a beautifully renovated two-story garage with a full-bath and its own new septic system, and an adjacent buildable parcel. With a distinctly Scandinavian sensibility, the main house features clean lines, warm natural materials, and picture windows that frame the surrounding landscape from every room. The layout is open and well considered, with a large kitchen flowing seamlessly into the dining and main living areas, creating a space that warm and inviting. The kitchen is as functional as it is beautiful, with butcher block countertops, handcrafted Zia tile, and oversized windows that keep the mountains in constant view. Just beyond the main living area is a sitting room, ideal for reading, or watching the moon rise over the horizon. French doors off the dining area open to a bluestone patio, while a second patio extends directly from the kitchen. Two additional bluestone patios are set a short walk from the house, offering multiple places to dine outdoors, gather around the fire pit, practice yoga, or simply take in the extraordinary setting. The detached two-car garage was renovated to the same high standard as the house and offers tremendous flexibility. It includes a full bath and a spacious second story with a large picture window - once finished, this space would make an exceptional studio, office, workshop, or guest quarters. Included in the offering are two adjoining parcels totaling 33.8 acres. The main house and garage sit on 10 private acres, while the adjacent 23.8-acre parcel is fully buildable, offering a rare opportunity to create a second residence, preserve additional privacy, or hold as a valuable asset. Beautifully designed and exceptionally well executed, this remarkable property offers a rare combination of thoughtful architecture, breathtaking mountain views, and the profound sense of peace that makes it truly one of a kind. Just 15 minutes from Saugerties and 20 minutes from Woodstock, the property offers easy access to some of the Hudson Valley's best restaurants, shops, and cultural destinations.

Listing Details

Asking Price: \$1,450,000	Taxes: \$12,551	Status: Active
Type: Single Family	MLS ID: 996890	Last Update: 5/13/2026
Added: 38 Day(s) Ago		

Property Details

Address: 45 Charles Hommel Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Square Footage: 1,551
Total Bedrooms: 2	Total Bathrooms: 2 full	Total Rooms: 5
Fireplaces: 1	Home Style: Contemporary	Attic: None
Siding: Frame	Year Built: 1994	

Location Details

Lot Size: 33.8 Acres	Lot Description: Private, Secluded, Views	Driveway: Detached
Water Front: No	Water Access: No	

School Details

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