



315 Old Route 212
Saugerties, NY 12477
For Sale: \$1,499,000

Type:	Single Family
MLS#:	20262408
Square Footage:	0
Taxes:	\$3,825
Year Built:	2026

A striking expression of modern craftsmanship and international design influence, this newly completed custom residence in Saugerties was conceived with an uncompromising commitment to materials, performance, and architectural presence. Spanning approximately 2,400 square feet with four bedrooms and three full baths, the home offers a rare convergence of high-design living and advanced energy efficiency. Wrapped in thermally modified Lunawood pine siding imported from Finland, the home immediately distinguishes itself through both design and execution. Positioned on one private acre, the property unfolds through a horseshoe driveway, arriving at a covered carport complete with an EV charger. Thoughtfully integrated façade lighting and custom privacy fencing further enhance the home's architectural presence and sense of seclusion. The interiors reveal a carefully curated interplay of warmth, texture, and clean contemporary lines. Ascending to the primary living spaces, the architecture opens dramatically beneath intricate beamed ceilings, creating a striking sense of volume and light throughout the home. The kitchen was designed as a highly functional gathering space, featuring bespoke cabinetry, natural stone waterfall countertops, Café Series appliances, Delta fixtures, and a pot filler. At the heart of the living room is a stunning gas fireplace framed by large European tilt-and-turn windows intentionally positioned to frame the surrounding landscape while enhancing natural light, thermal performance, and sound insulation throughout the home. Sliding glass doors extend the living spaces outward onto an expansive 400-square-foot Accoya wood deck complete with an integrated 64-jet sunken hot tub designed for year-round enjoyment. The primary suite was envisioned as a true retreat, blending rich textures and meticulous craftsmanship throughout. Walnut wardrobes provide substantial storage, while a bespoke headboard and dramatic one-piece textile wallcovering installation create the feeling of an immersive mural experience. The spa-inspired ensuite bath is finished with natural marble flooring, radiant heated floors, towel warmer, and a calming elevated palette. All bathrooms throughout the home were fully waterproofed using Germany's renowned Schluter system and feature radiant heated flooring with smart thermostats for year-round comfort. The main level features two beautifully appointed bedrooms, each designed with the same level of refinement carried throughout the home. The lower level expands the home's versatility with additional living and lounge spaces ideal for a guest suite, media room, fitness studio, work-from-home functionality, or creative pursuits. A dedicated laundry room outfitted with Bosch appliances continues the home's emphasis on elevated utility and globally sourced quality. Behind the walls, the residence was engineered to an exceptional standard of performance and efficiency, featuring continuous insulation, high-performance Rockwool insulation, solar-ready infrastructure, individual heat pump systems in every room, and an advanced ERV ventilation system with HEPA filtration designed to continuously circulate fresh air throughout the home. Modern, warm, and deeply intentional in both design and execution, this residence represents a rare opportunity to own a highly curated architectural home just minutes from the dining, shopping, and cultural destinations of both Saugerties and Woodstock.

Listing Details

Asking Price: \$1,499,000	Taxes: \$3,825	Status: Active
Type: Single Family	MLS ID: 20262408	Last Update: 5/27/2026
Added: 30 Day(s) Ago		

Property Details

Address: 315 Old Route 212	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 3 full	Home Style: Modern	Basement: Finished
Year Built: 2026		

Location Details