HUDSON VALLEY
REAL ESTATE BROKERAGE



262 Patterson Lane, Unit #270
Saugerties, NY 12477
For Sale: $849,000

Type:	Single Family
MLS#:	1002639
Square Footage:	2,651
Year Built:	1948

Set at the end of a long, town-maintained country lane and spanning nearly six acres of open pasture and meadow, this distinctive Hudson Valley property offers a rare combination of privacy, scale, and enduring craftsmanship. Framed by a classic red barn and seasonal views of the Hudson River, the setting feels both expansive and deeply rooted in the surrounding landscape. Originally built in 1948 and thoughtfully expanded, the home is defined by a striking central great room with soaring cathedral ceilings and a dramatic wall of windows that draws in natural light and ever-changing views. Designed for both quiet daily living and larger gatherings, the space creates a seamless connection between the interior and the land beyond. A library and den anchored by a hand-built river stone fireplace--each stone carefully set--offers a more intimate counterpoint, while the country kitchen connects easily to both the dining area and a rear patio, allowing for a natural flow between indoor and outdoor living. The four-bedroom layout is flexible and well-scaled, with vaulted ceilings, private bedroom areas, and a sense of separation that allows for a variety of living arrangements. Just beyond the main residence, a separate one-bedroom cottage provides additional space for guests, creative use, or independent accommodations. The land itself remains a defining feature. Open fields, a substantial three-story barn, and fertile ground offer opportunities for agricultural use, animals, or simply maintaining the property's pastoral character. With potential for subdivision subject to approvals, the acreage also presents longer-term flexibility. Located just minutes from the villages of Saugerties and Catskill, and in close proximity to HITS, the Hudson River boat launch, and year-round recreation including skiing, hiking, and dining, the property offers both seclusion and accessibility--less than two hours from New York City. A property shaped by intention, land, and time--ready for its next chapter.

Listing Details

Asking Price: $849,000
MLS ID: 1002639
Status: Active
Last Update: 11/19/2026
Type: Single Family
Added: 188 Day(s) Ago

Property Details

Address: 262 Patterson Lane, Unit #270
Zip: 12477
Total Bedrooms: 3
Home Style: Contemporary
Siding: Frame
City: Saugerties
County: Ulster
Total Bathrooms: 2 full
Attic: Pull Stairs
Year Built: 1948
State: NY
Square Footage: 2,651
Total Rooms: 8
Basement: Partial

Location Details

Lot Size: 5.7 Acres
Water Access: No
Driveway: Driveway
Water Front: No

School Details

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

Heating, Cooling, & Utility Details

Heat Type: Heat Pump
Water Type: Private
Sewer Type: Septic Tank