



261 Sawdust Avenue  
Rosendale, NY 12419  
For Sale: \$399,000

Type:	Single Family
MLS#:	1011369
Square Footage:	1,842
Year Built:	1951

Exceptional opportunity in the vibrant hamlet of Cottekill. With vision and work, this spacious Cape-style home offers 1,842 square feet of sheer potential. Well-situated on a sunny .78 acre corner lot, renovation possibilities are endless. Along with a thoughtfully designed open-concept living/dining area & generously sized kitchen, the house features 3 bedrooms, a home office, den and 2 full baths. Enter through a tiled mudroom into the freshly carpeted living room, where oversized bay windows fill the space with natural light. Just off the living area, a sunny office with French doors provides the perfect work-from-home setup, alongside two bright bedrooms and a full bath. In the opposite direction, the newly updated dining area flows into the cheerful kitchen. Upstairs, you'll find an additional bedroom with plentiful closet space and treetop views, plus a flexible dressing room or den and a second full bathroom overlooking the peaceful backyard. The sunny eat-in kitchen is the heart of the home, featuring abundant counter space, open shelving, warm wood cabinetry, and all-electric appliances. Excellent southern exposure makes this property an ideal candidate for solar energy. An oversized picture window and skylight bring the outdoors in, while sliding glass doors open to a small back porch overlooking the expansive, tree-lined yard. With level land, full sun, and irrigation from a private well, the property is perfectly suited for gardening, homesteading, or sustainable living projects. An existing potting shed and concrete pad offer exciting greenhouse potential. Comfort is ensured year-round with a cast-iron pellet stove, zoned electric baseboard heat, a ductless mini-split heat pump, and ceiling fans. Mature maple, oak, and black locust trees provide privacy, shade, and a natural sanctuary for birdsong. Enjoy evenings around the fire pit beneath star-filled skies. The front yard evokes the charm of a cottage garden, complete with a wooden trellis gate, forsythia-lined fencing, and ample room for raised beds and flowers. The basement includes a laundry area with washer and dryer, plus a finished 16' x 13' heated workshop with electricity, shelving, and direct outdoor access -- ideal for craftspeople, artists, or hobbyists. While the home does require TLC, it presents a rare and rewarding project in an exceptional location. Officially part of the town of Rosendale, Cottekill offers convenient access to Kingston, Woodstock, New Paltz, and Ellenville, along with nearby rail trails, restaurants, shops, and recreation -- all just 90 miles north of the George Washington Bridge. Sold As Is. Recent updates include: New roof (2025) New hot water heater (2024) New laminate flooring & carpeting (2026) Fresh interior paint (2026) John Deere riding mower included.

**Listing Details**

Asking Price: \$399,000	Status: Active	Type: Single Family
MLS ID: 1011369	Last Update: 6/27/2026	Added: 47 Day(s) Ago

**Property Details**

Address: 261 Sawdust Avenue	City: Rosendale	State: NY
Zip: 12419	County: Ulster	Square Footage: 1,842
Total Bedrooms: 3	Total Bathrooms: 2 full	Total Rooms: 11
Fireplaces: 1	Home Style: Cape Cod	Attic: Scuttle
Basement: Bilco Door(s)	Siding: Aluminum Siding	Year Built: 1951

**Location Details**

Lot Size: 0.78 Acres	Lot Description: Back Yard, Cleared, Corner Driveway: Driveway
Water Front: No	Water Access: No

**School Details**