



Hudson Valley Catskill Region MLS

31 Josephs Drive
 Saugerties, NY 12477
 For Sale: \$480,000

Type:	Single Family
MLS#:	20263778
Square Footage:	0
Taxes:	\$9,521
Year Built:	2000

Welcome to 31 Josephs Drive -- Move-in ready living in one of Saugerties' most sought-after neighborhoods: Bishops Gate. This 3-bedroom, 2-bath ranch offers 1,620 sq ft of comfortable single-level living on nearly half an acre. The layout works well from day one -- a generous eat-in kitchen with an island and pantry; a spacious living room; a primary suite with walk-in closet and whirlpool tub; plus a dedicated laundry area, all on one convenient floor. Move right in and update at your own pace -- the price gives you the flexibility to personalize over time. The fully insulated and heated walkout basement -- over 1,500 sq ft -- offers tremendous potential to finish for additional living space, a home office, or a recreation room. Step outside to a spacious, landscaped, partly wooded yard with underground electric fence, plus an attached garage adding everyday convenience. The big-ticket items are covered: central air, zoned natural gas heat, 200-amp electric, public sewer and water, copper plumbing, underground utilities, and high-speed internet -- so you can settle in with confidence. The location is hard to beat. You're just 0.5 miles from Falling Waters Nature Preserve and less than a mile to the Hudson River at Glasco Mini Park, with a boat launch, fishing dock, picnic tables, and playground. Five minutes takes you to the picturesque Village of Saugerties -- ice skating, baseball and soccer fields, pickleball and tennis courts. Nearby you'll find The Swan Country Club (golf), Total Tennis, the internationally renowned HITS horse shows, and the iconic Opus 40. Twenty minutes to Woodstock, 40 minutes to skiing at Hunter Mountain, 12 minutes to the Thruway -- and just 2 hours from NYC. Pool table, shuffleboard table, and ping pong table included. A solid home in a sought-after neighborhood, a fantastic location, and the freedom to update on your own timeline.

Listing Details

Asking Price: \$480,000	Taxes: \$9,521	Status: Active
Type: Single Family	MLS ID: 20263778	Last Update: 7/11/2026
Added: 26 Day(s) Ago		

Property Details

Address: 31 Josephs Drive	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Total Rooms: 10	Home Style: Ranch
Community: Bishops Gate	Basement: Concrete	Siding: Vinyl Siding
Year Built: 2000		

Location Details

Lot Size: 0.46 Acres	Lot Description: Back Yard, Front Yard,	Driveway: Garage Faces Front
Water Front: No	Water Access: No	

School Details

School District: Saugerties	Elementary School: Riccardi
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Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		