



Hudson Valley Catskill Region MLS

28 Mrs Franks Road
Saugerties, NY 12477
For Sale: \$995,000

Type:	Single Family
MLS#:	20263802
Square Footage:	0
Taxes:	\$11,500
Year Built:	1987

Situated in a prime location just ten minutes from both Woodstock and Saugerties, 28 Mrs. Franks Road is a masterclass in Hudson Valley sophistication. Set on just over six acres complete with a tranquil stream and seasonal mountain views, this property has been meticulously reimagined with an uncompromising eye for detail. High-end European design seamlessly blends with organic, rustic warmth. From bespoke architectural millwork to a world-class chef's kitchen, this home offers an unparalleled lifestyle of quiet luxury. Iconic William Morris wallpaper in the front hall sets a refined tone for the rest of the home. The main level boasts an open-concept layout with flawless flow, grounded by pristine white oak flooring and elevated by custom architectural millwork throughout. A show-stopping culinary space highlights exquisite Brazilian Carrara marble countertops and backsplash, complemented by a breakfast bar for casual dining. The premium appliance suite includes a 36" Bertazzoni dual-fuel range, a paneled Bertazzoni refrigerator, and paneled Smeg dishwasher. Restored Southern yellow pine floors bring timeless country warmth to the private quarters upstairs. The serene primary suite features an opulent en-suite bathroom with handmade terracotta flooring and a wall of elegant travertine, a deep soaking tub, separate shower and double vanity. The secondary bathroom thoughtfully incorporates sustainable design with a sleek, eco-friendly paperstone countertop. Indoor/outdoor living is effortless. Relax on the expansive open deck for some sun or retreat to the beautiful screened porch to experience the quiet, calm of the woods. The grounds feature an established, fruitful garden of grapes, pears, peaches, blackberries, and gooseberries, while a level lawn offers the perfect orientation and ample space for a future pool. A collector or creator's dream, the massive 1,000 sq. ft. 2-car garage features ultra-modern glass garage doors, offering incredible potential to double as an artist's studio, workshop, or fitness hub. Rarely does a property coordinate high-design aesthetics with absolute privacy and proximity to the arts and culture of village life. Minutes from AutoCamp and Opus 40, 15 minutes to Overlook Mountain, 25 minutes to Kingston and 95 miles from NYC.

Listing Details

Asking Price: \$995,000	Taxes: \$11,500	Status: Active
Type: Single Family	MLS ID: 20263802	Last Update: 7/12/2026
Added: 26 Day(s) Ago		

Property Details

Address: 28 Mrs Franks Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 2 full, 1 half	Total Rooms: 11	Home Style: Colonial
Siding: Cedar	Year Built: 1987	

Location Details

Lot Size: 6.3 Acres	Lot Description: Level, Waterfall	Water Front: No
Water Access: No		

School Details

School District: Saugerties

Heating, Cooling, & Utility Details