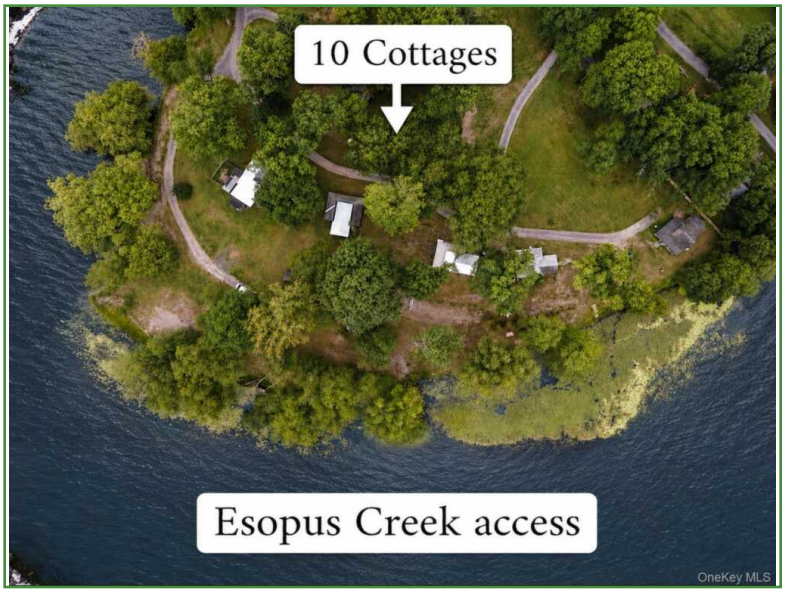
HUDSON VALLEY
REAL ESTATE BROKERAGE




# 101-113 Glenerie Boulevard
# Saugerties, NY 12477
# For Sale: $1,349,999

| | |
|---|---|
| Type: | Single Family |
| MLS#: | 1025435 |
| Square Footage: | 10,000 |
| Year Built: | 1960 |

Discover a rare waterfront cottage retreat offering a unique Hudson Valley investment opportunity with approximately 1,200 feet of frontage along the Esopus Creek. Tucked back on a cul-de-sac, at the end of the road on approximately 4.2 private acres, this one-of-a-kind property combines existing rental income, direct waterfront access, and significant future potential in one of the Hudson Valley's most sought-after destinations. The property features 10 detached cottages and a large, separate garage/ workshop, with five cottages currently rented month-to-month and generating ongoing income, while five additional cottages are ready to be reimagined. The existing cottages offer approximately 5,000 square feet combined, with a total of 12 bedrooms and 5 bathrooms currently. The owner/builder is also open to negotiating and completing one more cottage before closing. With separate utilities, septic systems, and mini-split heating and cooling systems, these 2 and 3-bedrooms cottages offer flexibility for a variety of ownership and investment strategies. Whether envisioned as vacation rentals, boutique lodging destination, wellness retreat, creative collective, the possibilities are extensive. The expansive waterfront setting provides direct access to the natural beauty of the Esopus Creek, including kayaking, canoeing, paddleboarding, boating, and fishing. A private boat launch and scenic views of the iconic bridge create the authentic Hudson Valley experience that continues to attract visitors from near and far. Located just minutes from Saugerties, Kingston, and Woodstock, the property provides convenient access to renowned restaurants, art galleries, live music venues, boutique shopping, hiking trails, skiing, farmers markets, and year-round outdoor recreation. The nearby New York State Thruway offers easy connectivity, with New York City approximately two hours away. As demand continues to grow for waterfront accommodations, experiential travel, and unique Hudson Valley destinations, properties offering substantial creek frontage, multiple structures, existing income, and future upside are increasingly rare. The property may also present potential subdivision or redevelopment opportunities, subject to municipal approvals. Whether expanding an investment portfolio, creating a hospitality venture, developing a retreat destination, or seeking a truly unique waterfront property with multiple revenue streams, this Esopus Creek cottage compound presents an opportunity unlike many others in the Hudson Valley.

## Listing Details

Asking Price: $1,349,999
MLS ID: 1025435
Status: Active
Last Update: 9/30/2026
Type: Single Family
Added: 134 Day(s) Ago

## Property Details

Address: 101-113 Glenerie Boulevard
Zip: 12477
Total Bedrooms: 12
Attic: None
Year Built: 1960
City: Saugerties
County: Ulster
Total Bathrooms: 5 full
Basement: None
State: NY
Square Footage: 10,000
Home Style: Cottage
Siding: Frame

## Location Details

Lot Size: 4.1 Acres
Water Front: Yes
Lot Description: Back Yard, Cul-De-Sac, Water Access: Yes
Driveway: Common

## School Details

School District: Kingston
Elementary School: John F Kennedy
Middle School: J Watson Bailey