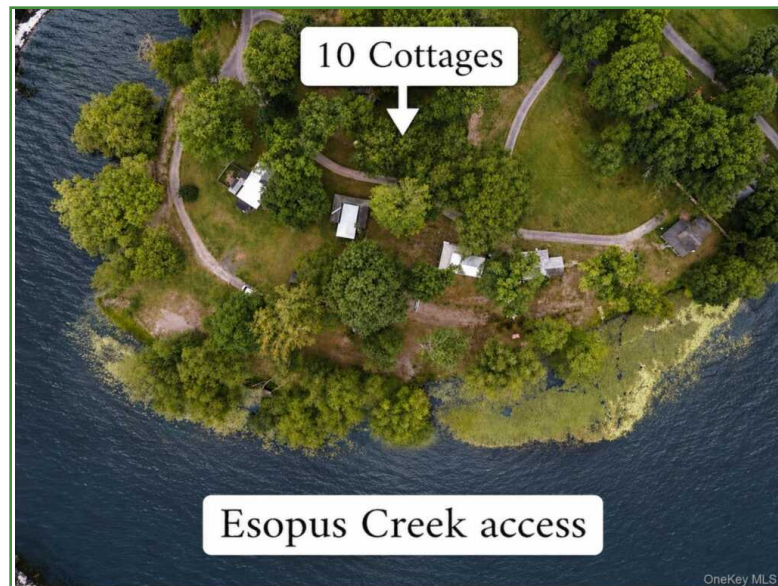




101-113 Glenerie Boulevard
Saugerties, NY 12477
For Sale: \$1,399,999

Type:	Single Family
MLS#:	1025435
Square Footage:	5,000
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: \$1,399,999	Status: Active	Type: Single Family
MLS ID: 1025435	Last Update: 8/10/2026	Added: 61 Day(s) Ago

Property Details

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

Location Details

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

School Details

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