HUDSON VALLEY
REAL ESTATE BROKERAGE



74 Goat Hill Road
Saugerties, NY 12477
For Sale: $1,650,000

Type:	Single Family
MLS#:	20264137
Square Footage:	0
Taxes:	$25,202
Year Built:	1931

74 Goat Hill Road Some properties come to market. This one comes to light -- for the first time in over sixty years. Set on 25 open, sun-washed acres between Woodstock and Saugerties, this is land in its purest, rarest form: a legacy parcel where Overlook Mountain rises directly into view, no climb required. The mountain simply arrives, framed and unobstructed, the way it does for very few properties in this area. The story of this land unfolds in contrast. Wide, cleared meadow gives way to quiet stands of lush woods; a network of roadways -- already carved, already graded -- meanders through both, connecting a main house, an off-grid cottage, and a barn with the kind of ease that only comes from decades of careful stewardship. Above-ground electricity is in place. The building sites are flat, plentiful, and ready. And with Saugerties' 1-acre minimum zoning for building here, the possibilities are genuinely yours to shape: a single luxury compound, a cluster of high end dwellings, or the legacy property you've been waiting to build. At its heart, a spring-fed pond stretches 800 feet long and 300 ft wide- 10 to 12 feet deep throughout- offering something closer to lake life than pond life: kayaking, paddle boarding, swimming, and trout fishing, cast from your own front yard. For those thinking bigger still, an additional 45+ acres can be purchased separately and extends the opportunity further. Already cleared and roaded, this adjoining parcel holds a bluestone quarry, its own pond and waterways, multiple building sites including ones with sightlines all the way to the Berkshires. Location, too, is its own kind of luxury. This is a prime foothold between two of the Catskills' most sought-after towns -- Woodstock and Saugerties -- each offering a rich mix of restaurants, boutique shopping, and the easy, cultivated lifestyle the region has become known for. Hiking, swimming, skiing, and the full range of Catskills outdoor living are minutes away, not hours, and with New York City just under two hours south, this is development opportunity positioned exactly where it needs to be. Land like this -- untouched for a lifetime, positioned for the next one -- doesn't come along twice. *Taxes reflect the total of the larger acreage*

Listing Details

Asking Price: $1,650,000
Type: Single Family
Added: 105 Day(s) Ago
Taxes: $25,202
MLS ID: 20264137
Status: Active
Last Update: 9/20/2026

Property Details

Address: 74 Goat Hill Road
Zip: 12477
Total Bathrooms: 2 full
City: Saugerties
County: Ulster
Home Style: Farm House
State: NY
Total Bedrooms: 4
Year Built: 1931

Location Details

Lot Size: 25 Acres
Water Access: No
Lot Description: Lake on Lot, Cleared, Farm,Water Front: No

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Water Type: Well
Sewer Type: Septic Tank