



Hudson Valley Catskill Region MLS

263 Patterson Lane
Saugerties, NY 12477
For Sale: \$1,360,000

Type:	Single Family
MLS#:	20264456
Square Footage:	0
Taxes:	\$21,763
Year Built:	1922

Perched high above the majestic Hudson River, this beautifully maintained stone home offers breathtaking year-round views and rare 200ft of private river access with a boathouse, ready to store kayaks, canoes and fishing gear. A brand-new 50-year warranted roof offers ultimate peace of mind. A sparkling inground pool provides the perfect place to relax, entertain, and take in the surrounding natural beauty. The open, light-filled floor plan creates an effortless flow for comfortable everyday living and entertaining and the 3 fireplaces make it cozy all winter. New ducted mini-splits provide efficient year-round climate control on the upper while the downstairs features a mini-split for consistent air temperature.. Above the detached garage is a 1-Bedroom apartment, ideal for guests, a home office or a peaceful artist studio. Combining exceptional privacy on over 3-acres overlooking the Hudson, you are just 10-minutes away from the coffee shops, bookstores, movie theater and restaurants in lovely Saugerties Village. This is a truly one-of-a-kind property ready for its new chapter.

Listing Details

Asking Price: \$1,360,000	Taxes: \$21,763	Status: Active
Type: Single Family	MLS ID: 20264456	Last Update: 8/27/2026
Added: 38 Day(s) Ago		

Property Details

Address: 263 Patterson Lane	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Fireplaces: 3	Community: Other
Basement: Full	Siding: Stone	Year Built: 1922

Location Details

Lot Size: 3.1 Acres	Lot Description: Front Yard, Gentle Sloping, Driveway: Asphalt
Water Front: No	Water Access: Yes

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Heat Type: Central	Water Type: Well	Sewer Type: Private Sewer
Air Conditioning: Central Air		

Broker Details

Coldwell Banker Village GreenK	Karen Sullivan
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