HUDSON VALLEY
REAL ESTATE BROKERAGE



263 Patterson Lane
Saugerties, NY 12477
For Sale: $1,250,000

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: $1,250,000
Type: Single Family
Added: 112 Day(s) Ago

Taxes: $21,763
MLS ID: 20264456

Status: Pending
Last Update: 10/21/2026

Property Details

Address: 263 Patterson Lane
Zip: 12477
Total Bathrooms: 2 full
Basement: Full

City: Saugerties
County: Ulster
Fireplaces: 3
Siding: Stone

State: NY
Total Bedrooms: 3
Community: Other
Year Built: 1922

Location Details

Lot Size: 3.1 Acres
Water Front: No

Lot Description: Front Yard, Gentle Sloping,
Water Access: Yes

Driveway: Asphalt

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Heat Type: Central
Air Conditioning: Central Air

Water Type: Well

Sewer Type: Private Sewer

Broker Details

Coldwell Banker Village GreenK

Karen Sullivan