HUDSON VALLEY
REAL ESTATE BROKERAGE



1 Highwoods Road
Saugerties, NY 12477
For Sale: $489,000

Type:	Single Family
MLS#:	20264692
Square Footage:	0
Year Built:	1885

A rare creative opportunity just minutes from Woodstock and Saugerties, this authentic circa-1885 post-and-beam barn offers approximately 3,600 square feet of history, character, and possibility. With chestnut sills and posts, traditional mortise-and-tenon joinery, and a beautifully preserved timber frame, the building has the kind of presence that artists, makers, designers, and creative entrepreneurs immediately understand. Currently configured with three studio spaces, a large unfinished area, and a classic barn section with gravel floor and sliding barn doors, the property offers room to imagine, working, gathering, and creating. The unfinished portion is especially inspiring, with soaring timbers and open volume that could become a dramatic living space, gallery, workshop, performance space, or expanded studio environment, subject to applicable approvals. Set on more than an acre, the property is surrounded by mature, decades-old cedar trees that add privacy and character. Studios 1 and 2 are insulated and wired, with Studio 2 also offering a sink and water system. Both have access to a heated half bath. Studio 3 is also insulated and wired, with a heat pump for heating and cooling, a half bath with full bath rough-in, and kitchen sink rough-in already in place. Two separate parking areas make it easy to access different levels of the building, which adds flexibility for studio use, client visits, collaborative work, or a live/work vision. Important infrastructure improvements have already been completed, including a new roof in 2020, drilled well in 2025, pressure tank, water treatment system, 1,000-gallon concrete septic tank with septic field, and 200-amp electric service. Set close to Woodstock's legendary arts, music, restaurants, and creative community, and near the vibrant Village of Saugerties, this is more than a barn. It is a place for ideas, projects, craft, and reinvention. Whether you envision studios, gallery space, a workshop, a distinctive business setting, or an extraordinary live/work conversion, this one-of-a-kind Hudson Valley property is ready for its next chapter. A truly one-of-a-kind barn--there's simply nothing else quite like it in the Hudson Valley. Owner Financing Possible Zoning is Medium Density Residential, with many possible business uses w/ approval

Listing Details

Asking Price: $489,000
Status: Active
Type: Single Family
MLS ID: 20264692
Last Update: 9/13/2026
Added: 81 Day(s) Ago

Property Details

Address: 1 Highwoods Road
City: Saugerties
State: NY
Zip: 12477
County: Ulster
Total Bedrooms: 3
Total Bathrooms: 1 full, 1 half
Siding: Frame
Year Built: 1885

Location Details

Lot Size: 1.16 Acres
Lot Description: Cleared, Corner Lot
Driveway: Gravel
Water Front: No
Water Access: No

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Heat Type: Ductless
Water Type: Private
Sewer Type: Septic Tank
Air Conditioning: Ductless