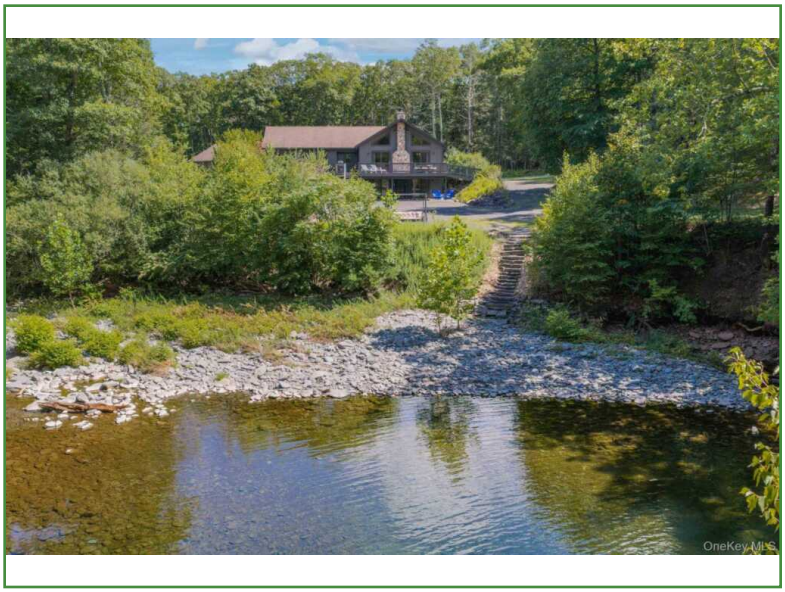
HUDSON VALLEY
REAL ESTATE BROKERAGE



61 Woodland Falls Road
Saugerties, NY 12477
For Sale: $1,490,000

Type:	Single Family
MLS#:	1043078
Square Footage:	2,700
Taxes:	$14,260
Year Built:	2013

Set on approximately 10 acres against a beautiful Catskill Mountain backdrop, 61 Woodland Falls is a distinctive contemporary retreat defined by water and woodland. The acreage comprises the 3.5-acre homesite together with an additional 6.6-acre undeveloped parcel, which has its own separate entrance from Cobble Creek Road, offering compelling future development potential, subject to necessary approvals, while the scale and separation of the acreage still allow the existing home to retain its exceptional privacy and natural setting. A creek winds through the property, threading between mature woodland and dramatic rock outcroppings before reaching an extraordinary waterfall and deep swimming hole. Steps lead down to a private pebble beach at the water's edge, an idyllic place to sit with a book or a glass of wine and listen to the sound of the falls as the meet the 10 foot deep swimming hole. It is a rare natural amenity and one of the defining features of the property. Adding considerably to the property's versatility is a substantial 30' x 40' detached garage/workshop with two-car garaging, space for RV storage, a half bath and unfinished upper-level space offering further possibilities. This is in addition to the attached two-car garage at the house. Currently operating as a successful Airbnb, the property also offers established rental appeal, while the separately accessed undeveloped parcel introduces an unusual additional dimension for the future. Built in 2013, the home is warm and inviting, with natural wood interiors and expansive windows that connect the living spaces to the surrounding landscape. At its heart is a soaring vaulted great room anchored by a stone wood-burning fireplace. Two sets of sliding glass doors, complemented by upper windows, flood the room with natural light and open directly onto the expansive deck. The kitchen is open to the living and dining areas, with warm wood cabinetry, granite countertops and a breakfast bar for casual seating. Its open layout keeps cooking, dining and conversation connected, while the adjoining glass doors extend the living space outdoors. The main level includes two bedrooms and two full baths, including a spacious primary suite, as well as a dedicated laundry room. The attached two-car garage provides convenient interior access through the entry porch, making the house particularly practical for year-round living. Although officially a two-bedroom home, it lives considerably larger. A spacious loft above the great room provides flexible space for a home office, reading retreat, creative space or occasional guest use, while the fully finished walk-out lower level adds substantial additional living and recreational space. Here, a generous second living area opens directly outdoors through double sliders, with an adjoining recreation area large enough for a pool table. A separate room, currently set up as a gym, offers further flexibility for hobbies, a home office or occasional guest use. A half bath, mechanical room and two spacious storage closets complete the level. Throughout the property, woodland, rock and water create an extraordinary natural setting, while established plantings and the expansive deck give the house a strong connection to its surroundings. The Catskill Mountain backdrop adds another layer of beauty without compromising the sense of seclusion. A short drive from Woodstock and Saugerties, and within easy reach of the Catskills and Hudson Valley's celebrated dining, cultural, recreational and skiing destinations, 61 Woodland Falls offers a rare combination of privacy, natural beauty, flexible living space, rental appeal and long-term possibility. A 3D Walkthrough Tour is available in the digital Lookbook or by request.

Listing Details

Asking Price: $1,490,000
Type: Single Family
Added: 56 Day(s) Ago

Taxes: $14,260
MLS ID: 1043078

Status: Active
Last Update: 9/10/2026

Property Details

Address: 61 Woodland Falls Road
Zip: 12477
Total Bedrooms: 2
Fireplaces: 1

City: Saugerties
County: Ulster
Total Bathrooms: 2 full, 1 half
Home Style: Contemporary

State: NY
Square Footage: 2,700
Total Rooms: 10
Attic: None