



231 High Falls Road

Saugerties, NY 12477

For Sale: \$995,000

Type:	Single Family
MLS#:	20265586
Square Footage:	0
Taxes:	\$1,096
Year Built:	2026

There is something pretty great about being the first person to live in a house. Set on just over two acres in Saugerties, this brand-new home pairs clean, modern design with dramatic vaulted ceilings, exposed beams, easy one-level living, and thoughtful energy-efficient systems, plus a huge loft that gives the house an unexpected amount of flexibility. The main level is bright, open, and designed around the way people actually live upstate. Soaring vaulted ceilings and exposed beams give the main living space incredible volume and character, while oversized Andersen windows bring in tons of natural light and connect the interiors to the surrounding landscape. White oak floors add warmth throughout, and the kitchen anchors the open living and dining spaces with rich walnut cabinetry, creating a material palette that feels elevated but still completely at home in the Hudson Valley. All three bedrooms are conveniently located on the main level, making true one-level living an option. Upstairs, the oversized loft feels almost like its own private wing. With a full bathroom on this level, the possibilities really open up. Create a home office and media room, an art or yoga studio, a private space for weekend guests, or simply an entire second living area away from the main floor. It's the kind of flex space that allows the house to evolve along with you. And because everything here is brand new, what you don't see is just as important as what you do. A standing-seam metal roof, high-efficiency cold-climate heat pumps, an ENERGY STAR heat-pump water heater, thoughtfully designed plumbing, modern electrical systems, and an EV charger were all chosen with efficiency, longevity, and easy ownership in mind. Outside, just over two acres give you the breathing room you came upstate for. A huge deck extends the living space outdoors with plenty of room for dining, grilling, lounging, and long summer evenings with friends. Beyond it, the property offers room for gardens, a firepit, or simply more space to enjoy the landscape around you. And then there's Saugerties. Spend Saturday morning wandering the shops and cafés of the Village, grab dinner at Miss Lucy's Kitchen, coffee at Olsen & Company, or head out for a night at The Red Onion. Explore the Saugerties Lighthouse, hike along the Hudson at Falling Waters Preserve, wander the incredible bluestone landscape at Opus 40, or catch a movie at the historic Orpheum Theater. Woodstock, Kingston, the Catskill Mountains, skiing, hiking, swimming holes, and some of the best of the Hudson Valley are all within easy reach. 95 miles north of the George Washington Bridge.

Listing Details

Asking Price: \$995,000	Taxes: \$1,096	Status: Active
Type: Single Family	MLS ID: 20265586	Last Update: 9/23/2026
Added: 7 Day(s) Ago		

Property Details

Address: 231 High Falls Road	City: Saugerties	State: NY
Zip: 12477	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 3 full	Home Style: Modern	Siding: Wood Siding
Year Built: 2026		

Location Details

Lot Size: 2.2 Acres	Lot Description: Few Trees	Water Front: No
Water Access: No		

School Details

School District: Saugerties