HUDSON VALLEY
REAL ESTATE BROKERAGE



167 Patterson Road
Saugerties, NY 12477
For Sale: $1,149,000

Type:	Single Family
MLS#:	20266046
Square Footage:	0
Taxes:	$17,178
Year Built:	1880

Hudson River Waterfront Compound An exceptional opportunity to own a private Hudson River waterfront property with the scale, setting, and versatility to become a truly remarkable compound or luxury investment. Privately positioned at the end of a quiet road, the property encompasses approximately 2.4 acres with sweeping Hudson River views, an impressive 266 feet of direct river frontage, a private beach area, and riparian rights providing direct access to the water. The property includes three separate residences, creating an extraordinary foundation for a multi-generational retreat. The main residence offers four-plus bedrooms, while two additional two-bedroom cottages provide possibilities for guest houses, private offices or studios, caretaker accommodation, or rental income. For the visionary buyer, the real attraction is the land and waterfront itself. Reimagine the property as a sophisticated Hudson River estate--an exceptional primary residence or weekend compound where friends can gather against the dramatic backdrop of the river. Restore or and elevate the existing residences, create beautifully landscaped grounds and outdoor entertaining areas, and take full advantage of the property's remarkable relationship to the Hudson. For an investor or developer, the combination of acreage, multiple existing residences, river frontage, privacy, and proximity to some of the Hudson Valley's most desirable destinations presents compelling possibilities. The property offers an opportunity to explore a luxury residential vision designed around its extraordinary waterfront setting. The property is privately sited yet conveniently located near Saugerties, Woodstock and Catskill, with easy access to HITS, celebrated restaurants, galleries, shops, farm markets, cultural destinations, and the year-round recreation for which the Hudson Valley is known. A rare stretch of Hudson River frontage. Three existing residences. 266 feet on the water. One extraordinary opportunity to create a legacy property in the Hudson Valley.

Listing Details

Asking Price: $1,149,000
Type: Single Family
Added: 49 Day(s) Ago

Taxes: $17,178
MLS ID: 20266046

Status: Active
Last Update: 10/12/2026

Property Details

Address: 167 Patterson Road
Zip: 12477
Total Bathrooms: 4 full, 2 half
Basement: Dirt Floor

City: Saugerties
County: Ulster
Total Rooms: 14
Siding: Frame

State: NY
Total Bedrooms: 8
Home Style: Farm House
Year Built: 1880

Location Details

Lot Size: 2.4 Acres
Water Front: No

Lot Description: Private
Water Access: Yes

Driveway: Driveway

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Heat Type: Electric
Air Conditioning: Ceiling Fan(s)

Water Type: Well

Sewer Type: Septic Tank