HUDSON VALLEY
REAL ESTATE BROKERAGE



22 Mrs Franks Road
Saugerties, NY 12477
For Sale: $750,000

Type:	Single Family
MLS#:	20266098
Square Footage:	0
Taxes:	$9,923
Year Built:	1986

The Best of Catskills Living -- Peaceful, Private, and Perfectly Located Tucked away on a quiet, town-maintained road shared by just five homes, this beautifully maintained, one-owner cedar-sided home offers the perfect blend of Catskill Mountain charm, everyday comfort, and exceptional convenience. Ideally situated between the vibrant villages of Woodstock and Saugerties, each approximately five miles away, this inviting property places you in the heart of the Hudson Valley's most desirable lifestyle destinations while offering a peaceful retreat from the hustle and bustle. Enjoy views of iconic Overlook Mountain and the natural beauty of the Catskills, all less than ten minutes from the New York State Thruway Thoughtfully updated and lovingly cared for by its original owner, the home features the convenience of a first-floor primary bedroom, timeless cedar siding, and a flexible layout with exciting potential for additional second-level living space. The property also offers ample room for a future garage or carport, allowing the next owner to make it their own. The lower level room also has it's own entrance - making it ideal for an office, sitting room, music room, gym, child's ultimate play date arena, or climate controlled storage. The large primary bedroom has northern light and would work well for an art studio. Just minutes from the renowned Opus 40 sculpture park, Zena Recreation Park, Woodstock Day School, and beloved local destinations like The Red Onion, this location captures everything that makes the Woodstock-Saugerties area so special: art, culture, nature, dining, and community. Whether you're seeking a full-time residence, a peaceful weekend escape, or a place to put down roots in the Catskills, this special property offers a rare opportunity to enjoy the tranquility of country living without sacrificing convenience. A home cherished by one owner, ready for its next chapter. More photos to follow.

Listing Details

Asking Price: $750,000
Type: Single Family
Added: 40 Day(s) Ago

Taxes: $9,923
MLS ID: 20266098

Status: Active
Last Update: 10/23/2026

Property Details

Address: 22 Mrs Franks Road
Zip: 12477
Total Bathrooms: 3 full
Siding: Cedar

City: Saugerties
County: Ulster
Home Style: Cape Cod
Year Built: 1986

State: NY
Total Bedrooms: 4
Basement: Crawl Space

Location Details

Lot Size: 1 Acres
Water Front: No

Lot Description: Back Yard, Landscaped,
Water Access: No

Driveway: Paved

School Details

School District: Saugerties

Heating, Cooling, & Utility Details

Heat Type: Ductless
Air Conditioning: Central Air

Water Type: Well

Sewer Type: Septic Tank