

# **\$994,000 - 1 Sycamore Drive, Saugerties**

MLS® #20231277

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## **\$994,000**

3 Bedroom, 3.00 Bathroom, 2,633 sqft  
Residential on 5 Acres

N/A, Saugerties, NY

Welcome home to this beautifully maintained 3 bedroom, 3 bath home with stunning views of the Esopus Creek. 450 feet of waterfront access on an included separate 4 acre lot with access to electric, municipal water and sewer which opens up the property to several possibilities. This village home sits back on a well manicured front lawn overlooking the lower lot and Esopus Creek, and yet is in walking distance to the Historic District of the Village of Saugerties. Across the Creek is the Esopus Bend Nature Preserve, 164 acres of protected land woven with hiking trails. Enjoy kayaking, fishing, swimming and paddle boarding right from your own private creek access. The ranch style home was updated in 2021 to maximize enjoyment throughout the 2633 square feet of living space. The kitchen was opened to the dual living rooms and dining area for optimal water views.

Thoughtful renovations have made the home comfortable for one or as a place to entertain many. Amenities include a primary first floor bedroom, hardwood floors throughout, a brick fireplace, updated kitchen with stainless steel appliances, granite counter tops and central air conditioning. The downstairs is a fantastic entertainment space that is currently set up as a game room, large family room, full bathroom and work out room. There is exterior access to this space which could be utilized by anyone looking to rent out the downstairs for extra income. Off the back of the house is a beautiful patio with pergola for wonderful



outdoor entertaining. Attached 1.5 car garage with extra storage space completes the home.

Move right in and enjoy life in the Village of Saugerties where there are many restaurants, shops, a movie theater and our own Saugerties Beach. The home is a short drive to the Saugerties Lighthouse, Catskill mountain hiking trails, the Hudson River, Hunter, Belleayre and Windham ski resorts, HITS, many parks and Cantine Field where the Garlic Festival is held each year. NYC is 100 miles from Saugerties and neighboring us are the great towns of Woodstock, Kingston and Catskill. Land being sold as a package now - S.B.L 18.69-1-1 & 18.69-1-2 0.68 acres plus 3.99 acres - waterfront total 4.67 acres - taxes reflect combined taxes for both lots, hence the price increase on 6/1/23.

Built in 1958

### **Essential Information**

MLS® #	20231277
Price	\$994,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,633
Acres	4.67
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	1 Sycamore Drive
Area	Saugerties-Vlg
Subdivision	N/A

City	Saugerties
County	Ulster
State	NY
Zip Code	12477

### **Amenities**

Parking	Driveway
# of Garages	1
View	Creek/Stream, Water
Is Waterfront	Yes
Waterfront	Other

### **Interior**

Interior Features	Breakfast Bar
Appliances	Washer, Refrigerator, Range, Dryer, Dishwasher
Heating	Baseboard, Oil
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Sump Pump, Walk-Out Access
Fireplace	Yes
Fireplaces	Family Room, Living Room, Stone

### **Exterior**

Exterior	Frame, Vinyl Siding
Lot Description	Landscaped, Level
Roof	Asphalt, Shingle
Construction	Frame, Vinyl Siding

### **School Information**

District	Saugerties Central Schools
Elementary	Cahill K-6

### **Additional Information**

Date Listed	May 15th, 2023
Days on Market	360
Zoning	06