

# **\$405,000 - 434 Band Camp Rd, Saugerties**

MLS® #146023

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## **\$405,000**

3 Bedroom, 2.00 Bathroom, 1,020 sqft  
Residential on 0 Acres

N/A, Saugerties, NY

Welcome to the Orchard House! This recently renovated cottage is a breath of fresh air, perfectly situated between Saugerties and Woodstock on a double lot with a fenced-in yard. Everything inside has been updated for modern living - from the kitchen design and appliances to two full bathrooms (including one with a clawfoot tub!). Enjoy cooking in your brand-new kitchen featuring granite countertops, stainless steel appliances, farm sink and access to the screened porch. A bright living room features a pellet stove that is perfect for cozying up beside after days spent skiing at the nearby resorts. There are three bedrooms in total with the primary being located on the first floor. Sliding glass doors in the primary bedroom lead to the lush lawn with firepit. There are two additional bedrooms upstairs boasting gleaming wood floors underfoot and a tremendous unfinished area that can be used for storage or be renovated into additional living space. The screened-in porch offers a serene space to relax with your morning coffee or catch up on some reading. As night falls, take a moment to admire the fireflies dancing through the air as you listen to crickets singing their evening songs or even better, why not steal a page from the owners' book and watch an outdoor movie with a projector? The heated mudroom is thoughtfully designed with coat hooks, a bench and a clothes washer/clothes dryer combo and the house is equipped with a generator. Come see this tranquil setting for yourself; it's truly



one-of-a-kind! Owner will negotiate the furnishings as a separate negotiation making this a turn-key opportunity.Virtual walkthrough at:  
<https://my.matterport.com/show/?m=BPCvu5MkzDZ&mls=1>

Built in 1926

**Essential Information**

MLS® #	146023
Price	\$405,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.32
Year Built	1926
Type	Residential
Sub-Type	Residential
Style	2 Stories
Status	Sold
MLS	cgndmls_sold

**Community Information**

Address	434 Band Camp Rd
Area	Saugerties
Subdivision	N/A
City	Saugerties
County	Ulster
State	NY
Zip Code	12477

**Amenities**

Garages	None
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**Interior**

Appliances	Clothes Washer, Counter Top Range, Dishwasher, Refrigerator
Heating	Base Board

Has Basement	Yes
Basement	Partial

**Exterior**

Exterior	Vinyl
Windows	Casement
Roof	Asphalt, Shingle
Construction	Frame
Foundation	Block

**School Information**

District	Saugerties
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**Additional Information**

Date Listed	April 14th, 2023
Days on Market	73