

\$980,000 - 493 Manorville Road, Saugerties

MLS® #20233532

\$980,000

3 Bedroom, 1.50 Bathroom, 1,952 sqft
Residential on 10 Acres

N/A, Saugerties, NY

The Waterfall House! Waterfalls, meadows, stream, abundance of nature. First time on market in almost 50 years! A once in a lifetime opportunity! You'll have your own 50' cascading, year round waterfall with swimming hole, plus a second smaller waterfall on the mountain fed Lucas Kill. In yesteryear, the owners had flowering perennials, flowering trees, and extensive terraced bluestone walls going from the farmhouse down to the waterfall and swimming hole. With some infrastructure you could easily install a patio or entertaining space with the waterfall as the backdrop! Property also features an original 1880 Farmhouse with 3 Bed / 1.5 Bath and almost 2000 square feet. Hardwood on entire first floor and wide plank upstairs. Large bedrooms and first floor 1/2 bath is massive with 160 sq. ft. This home has a classic farmhouse feel and you're never out of earshot of the rushing waterfall (ZEN!). In addition to the farmhouse are 9.8 mountainside acres of meadow, a stream, and several wooded acres with huge views of Moon Hollow and the Catskills range. The back of the property borders the Kaaterskill Wild Forest (7,260 Acres of State Land / Forever Wild) Due to the size of the lot there is the opportunity to have another homesite in the rear of property. Bluestone walls, rock outcroppings, the list goes on! In addition to all of this are a 20x20 2-car garage with electric running underground from the house. More, there is a 36x25 barn / workshop with heat & electric! Located on a



beautiful quiet country road which is essentially the westernmost road in Saugerties before you get to State Land. New 200 Amp Service, new oil tank, new pressure tank, and roof is only 10 years old! Only 2 minutes to Palenville, 10 minutes to Saugerties & Woodstock Village, and 20 min. to Hunter Mtn.

Built in 1880

Essential Information

MLS® #	20233532
Price	\$980,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,952
Acres	9.80
Year Built	1880
Type	Residential
Sub-Type	Single Family
Style	FARM HOUSE
Status	PENDING
MLS	ucbr_sold

Community Information

Address	493 Manorville Road
Area	Saugerties-town
Subdivision	N/A
City	Saugerties
County	Ulster County
State	NY
Zip Code	12477

Amenities

Amenities	GARDEN AREA, PLAY AREA
Parking	3-Car, DRIVEWAY, OFF STREET
# of Garages	2

Garages	Garage Detached
View	MEADOW, MOUNTAIN, CREEK
Is Waterfront	Yes

Interior

Appliances	MICROWAVE, RANGE, RANGE HOOD, REFRIGERATOR
Heating	BASEBOARD
Has Basement	Yes
Basement	BILCO DOOR ACCESS, PARTIAL
Fireplace	Yes
Fireplaces	WOOD, BRICK

Exterior

Exterior Features	WATERFALL GARDEN, LANDSCAPED
Lot Description	WATER FRONTAGE, ADJACENT TO STATE LAND, CORNER LOT, LANDSCAPED, LEVEL, MEADOW, PRIVATE, ROCK OUTCROP, SECLUDED, SLOPE-GENTLY, SLOPE-MODERATE, WOODED
Roof	ASPH SHINGLE
Construction	FRAME/STICK

School Information

District	SAUGERTIESCENTR
Elementary	GRANT MORSE

Additional Information

Date Listed	December 13th, 2023
Days on Market	123
Zoning	SA-res