

\$888,000 - 93 Phillips Road, Saugerties

MLS® #20240439

\$888,000

3 Bedroom, 2.50 Bathroom, 2,947 sqft
Residential on 4 Acres

N/A, Saugerties, NY

Welcome to this unique hexagonal mid-century delight! Custom-built with a nod to Frank Lloyd Wright, this home exudes personality and is surrounded by windows, decks, and an extraordinary (totally private) Catskill landscape. On a quiet country road, yet 5 minutes to Woodstock or Saugerties villages, is your own 4.25 acre wooded oasis. Step up to a gracious front landing and into a circular open floor plan that comfortably flows through almost 3,000 sq. feet of living, playing, and/or work space. Let your imagination dance along the vaulted ceilings with wood beams that emanate from the centrally located atrium/staircase (with clear-story windows and a huge modern fan) as you wend your way downstairs to tons of additional space. Upstairs has a gourmet, eat-in-kitchen. Of course youâ€™ll find granite counters, stainless appliances, a pot filler, modern fixtures, an island, and a door out to the pergola-covered deck. The current owners love to step out to their pizza oven and BBQ grill and invite guests down to the next level of decking for relaxing with refreshments under the stars. Entertaining outside is a snapâ€”while the breeze weaves tapestries through the trees that surround your guests and this unique and magical property. The open and vaulted Dining/Living Room is separated by a modern, stone, two-way, glass-enclosed gas fireplaceâ€”a perfect place to land apres ski or a good hike. Invite 10, 15, or 20 of your best friends to dine while the



fireplace burns and the light streams through the floor-to-ceiling windows. The Living room is huge and opens onto the deck as well, making a stunning connection between inside and outside; wood clad walls and constant views of the surrounding land and trees make the relationship with nature seamless and elegant. How about sliders to another special deck just off the main bedroom suite!? There's a sunken tub, glass shower, double sinks, and a large walk-in closet space. Just off the main living space is another ample bedroom and an additional 1/2 bath. The owners are currently using the house as a 3 bedroom (check downstairs) although the town considers it two. You decide how you want to live, and then create your own world! The lower level boasts more large open spaces anchored by another stone fireplace and a chance to spread out in the massive rec-room. Downstairs also includes a full bath, a large laundry area, plenty of storage space, and 2 additional rooms to use as you desire. Maybe a recording studio or offices? Thick hand-built doors to the oversized garage, deck, and utility room remind you how much attention has been paid to craftsmanship and detail. And go ahead, count 17 skylights throughout (!) and a huge gym or work area connected to the house—or to use with its own side entrance—a great place to: work as a trainer, yoga teacher, use as a massive art studio, or other myriad uses. All this under a BRAND NEW ROOF makes life easy and worry free. Under 2 hours to NYC, and close to great restaurants, antiquing, skiing, and everything the Catskills has to offer! Some good AirBnB history too.

Built in 1983

Essential Information

MLS® #

20240439

Price	\$888,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,947
Acres	4.25
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
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Community Information

Address	93 Phillips Road
Area	Saugerties-Town
Subdivision	N/A
City	Saugerties
County	Ulster
State	NY
Zip Code	12477

Amenities

Parking	Driveway
# of Garages	2

Interior

Interior Features	3 Seasons Room, Beamed Ceilings, Cathedral Ceiling(s), Central Vacuum, High Speed Internet, Kitchen Island, Vaulted Ceiling(s), Other
Appliances	Other, Water Heater, Washer, Refrigerator, Range Hood, Range, Oven, Microwave, Dryer, Double Oven, Dishwasher, Built-In Range
Heating	Forced Air, Propane, Radiant, Radiant Floor
Cooling	Ceiling Fan(s), Central Air
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
Fireplaces	Dining Room, Family Room, Free Standing, Living Room, Propane, Stone, Other, See Remarks

Exterior

Exterior	Frame, Wood Siding
Exterior Features	Gas Grill
Lot Description	Wooded
Roof	Asphalt, Shingle
Construction	Frame, Wood Siding

School Information

District	Saugerties Central Schools
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Additional Information

Date Listed	February 23rd, 2024
Days on Market	79