

# \$399,000 - 99 Manorville Road, Saugerties

MLS® #20233253

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## \$399,000

3 Bedroom, 1.50 Bathroom, 2,278 sqft  
Residential on 1 Acres

N/A, Saugerties, NY

This is where memories are made! 3bed 1.5bath home nestled at the foothills of Platte Clove within walking distance to hundreds of acres of State Land. Step inside and be welcomed by a spacious mudroom area, high ceilings throughout, hardwood floors and stainless steel appliances. There is a convenient first floor bedroom, with two additional bedrooms located on the second level. Upstairs you will also find a large flex space... perfect as a sitting room, office space, or playroom. Looking for an even more private place to retreat? Behind the two car garage you will find an attached outbuilding with cathedral ceilings, small deck area, and outdoor bar space. Revive the cedar-lined sauna within to its former glory days, or utilize this space as a workout room, yoga studio, or magical she/he shed! Recent updates include new septic and leach field, expanded fresh gravel driveway, and newer roof. The included Husqvarna lawn mower and snow blower complete the package. Take a stroll down the back country road to listen to the sound of the roaring Plattekill Creek. Enjoy a front row seat to the setting sun over the mountains from your spacious backyard as you sit around the fire pit. The surrounding rock outcroppings provide privacy and a classic Catskills backdrop, perfect for welcoming company and building lasting memories. This home offers room for everyone at a location that cannot be beat.



Built in 1940

## Essential Information

MLS® #	20233253
Price	\$399,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,278
Acres	0.79
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
MLS	ucbr_sold

## Community Information

Address	99 Manorville Road
Area	Saugerties-Town
Subdivision	N/A
City	Saugerties
County	Ulster
State	NY
Zip Code	12477

## Amenities

Parking	Driveway, Off Street
# of Garages	2
View	Mountain(s), Other

## Interior

Interior Features	Cathedral Ceiling(s), High Ceilings, High Speed Internet, Vaulted Ceiling(s), Walk-In Closet(s), Other
Appliances	Other, Water Heater, Washer, Refrigerator, Range Hood, Range, Microwave, Electric Water Heater, Dryer
Heating	Baseboard, Hot Water, Oil, Zoned
Cooling	Ceiling Fan(s)

Has Basement	Yes
Basement	Concrete, Crawl Space, Exterior Entry, Full, Sump Pump

**Exterior**

Exterior	Frame, Vinyl Siding
Exterior Features	Lighting
Lot Description	Gentle Sloping, Landscaped, Level, Rock Outcropping
Roof	Asphalt, Shingle
Construction	Frame, Vinyl Siding

**School Information**

District	Saugerties Central Schools
Elementary	Grant Morse K-6

**Additional Information**

Date Listed	November 7th, 2023
Days on Market	191
Zoning	Res 1