



### Saugerties-vlg

70 Montgomery Street, Saugerties, NY, 12477

**\$255,319**

<https://stevehubbardrealestate.com>

Perfect Saugerties Village Gem. The spacious and private rear yard is beautifully landscaped and fully fenced. The ever changing somewhat panoramic views from the rear deck down toward the Esopus Creek at the foot of Bridge St. and across the way are amazing. They include views of the upper and lower creek and even the Hudson River at certain times. They draw you in and are at once as restful as they are captivating. One can hear water cascading over the Esopus Creek Falls, and it is all that one hears at night. Much of this beautiful home is new including new Brazilian Cherrywood floors, new bedroom carpet, new rear deck, new front and back doors, new roof and so much more. The finished walk-up attic is a real plus – great for play room, office, library or den. Gourmet kitchen with custom counters and beautiful wood cabinets is nicely and conveniently proximate to the dining room and rear deck – great for morning coffee, summer dining, enjoy an evening glass of wine, reading a book or writing one. Be warned: Once you sit down and take in what is before you, you may not be able to move away without considerable effort of will. This beautiful home and property is a short walk to the Saugerties Village Beach, the Saugerties lighthouse or your boat. It is just minutes from the library, the movies, a NYC like deli sandwich, great shops and the best restaurants on the planet. From thruway exit 20 you are home in a jiffy. If you are looking for the perfect family home or a weekend/vacation getaway and retreat you need look no further. Come see for yourself. You will be sorry if you miss this one.

**Addendum:** Dining room ceiling fixture does not convey.

**MLS #:** 20195053

**Listing Category:** Residential

**Acreage:** 0.11

**Age:** 100-200

**Bathrooms:** 2

**Half Baths:** None

**Dining Room Level:** 1

**Family Room Level:** 3

**Bedroom 2 Level:** 2

**Den Level:** 2

**SqFt 1st:** 736

**Family Room Room Size:** 12x30

**Zone:** 06

**Area:** 1,472 sq ft

**Year built:** 1905

**Bedrooms:** Three

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Attic Level:** 3

**Living Room Room Size:** 12x21

**Kitchen Room Size:** 10x12

**Dining Room Room Size:** 9x12

**Attic Room Size:** 12x30

**Bedroom 2 Room Size:** 9x15

**Lot:** 4

**Attic:** Finished, Walk Up, Stand Up

**Survey:**

**INTERIOR FEATURES**

**Kitchen Description:** Gourmet

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

**Fireplace Description:** Other/see Remarks

**Wood Stove:**

**Additional Interior Features:** Smoke Detector, Carbon Monoxide Detector

**UTILITIES**

**Heat Source:** Baseboard, Central, Hot Water

**Hot Water:** Gas

**Plumbing:** Mixed

**Sewer:** Municipal

**EXTERIOR FEATURES**

**Garage Type:**

**Driveway:** Blacktop, Concrete

**Style:** Two Story

**Color:** Gray

**Porch:** Deck, Open, Patio

**Other Buildings:** Shed

**Views:** Panoramic, River, Creek

**Additional Exterior Features:** Fenced Full, Landscaped, Fence, Privacy Fence, Fully Fenced

**LOCATION DETAILS**

**Area/Town:** Saugerties-vlg

**Elementary School:** Cahill K-6

**Directions:** From Saugerties Village Center Take Partition St.(9w) South (down Hill) To Montgomery St. Turn Left And Go To 70 On Right.

**LISTED BY**

**Office Name:** Hubbard, Steve Real Estate

**Agent Last Name:** Hubbard

**Den Room Size:** 8x8

**Bedroom 1 Room Size:** 12x21

**Bedroom 3 Room Size:** 8x8

**Basement:** Full, Walk Out, Concrete Floor, Unfinished

**Other Rooms:** Den, Finished Attic, Library, Office, Study, Workshop, Playroom

**Kitchen Description:** Cabinets Wood, Gourmet

**Flooring:** Carpet, Ceramic, Hardwood, Vinyl, Wood

**Fireplace Location:** Other/see Remarks

**Cooling/Air Conditioning:** Window Unit

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Electricity:** Circuit Breakers

**Garage/Parking Extras:** Driveway, 3-car

**Style:** Two Story

**Construction:** Frame/stick

**Siding:** Clapboard, Vinyl

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Level, Slope-gently

**Water Features:** Walk To Beach

**Lot Dimensions:** Varied

**School District:** Saugerties Central Schools

**Lot/Site:** Hamlet/village

**Agent First Name:** Steve

**Post Updated:** 2023-12-10 05:20:11



## CALL US NOW

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**Steve Hubbard**

REAL ESTATE SERVICES

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