



Saugerties-town

493 Manorville Road, Saugerties, NY, 12477

\$980,000

<https://stevehubbardrealestate.com>

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.

MLS #: 20233532

Listing Category: Residential

Acreage: 9.8

Age: 100-200

Full Baths: One

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Den Level:

Other 2 Level:

Zone: Sa-res

Area: 1,952 sq ft

Year built: 1880

Bedrooms: Three

Half Baths: One

Dining Room Level:

Family Room Level:

Bedroom 2 Level: 2

Bedroom 4 Level:

Other 1 Level: 2

SqFt 1st: 976

SqFt 2nd: 976
Bedroom 1 Room Size: 15x11
Bedroom 3 Room Size: 273sq.ft.
Lot: 26
Amenities: GARDEN AREA, PLAY AREA

INTERIOR FEATURES

Kitchen Description: Eat In
Appliances: Microwave, Range, Range Hood, Refrigerator
Fireplace Description: Brick, Wood
Wood Stove: Insert In Fp, Other

UTILITIES

Heat Source: Baseboard
Hot Water: Oil
Plumbing: Mixed
Sewer: Septic-ingr.

EXTERIOR FEATURES

Garage Type: Garage Detached
Driveway: Gravel
Style: Farm House
Color: Wh
Roof: Asph Shingle
Lot Features: Adjacent To State Land, Corner Lot, Landscaped, Level, Meadow, Private, Rock Outcrop, Secluded, Slope-gently, Slope-moderate, Wooded, Water Frontage
Water Features: Creek, Waterfall, Water Front
Additional Exterior Features: Waterfall Garden, Landscaped

LOCATION DETAILS

Area/Town: Saugerties-town
Elementary School: Grant Morse K-6
County: Ulster County

LISTED BY

Office Name: Helsmoortel Realty Inc.
Agent Last Name: Helsmoortel

Living Room Room Size: 17x25
Bedroom 2 Room Size: 16x13
Other Room 1 Size: 10x5
Basement: Partial, Bilco Door Access
Survey:

Kitchen Description: Eat - In
Flooring: Hardwood, Linoleum
Fireplace Location: Living Room

Heating Fuel: Oil
Water: Drilled Well
Electricity: 100 Amps
Utility Level:

Garage/Parking Extras: Driveway, Off Street, 3-car
Style: Farm House
Construction: Frame/stick
Porch: Enclosed Porch
Other Buildings: Office, Workshop
Views: Meadow, Mountain, Creek
Water Ways:
Lot Dimensions: 1233x365

School District: Saugerties Central Schools
Lot/Site: Rural
Directions: From Saugerties: Rte. 212 W To Right On Blue Mtn. Rd., Left On West Saugerties Road, Right On Manorville Rd., Follow 2.2 Miles To #493 Manorville Road On Left Immediately After Stone Bridge & Waterfall.

Agent First Name: Scott
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CALL US NOW

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