



**Saugerties-town**  
44 Blue Mountain Church Road, Saugerties, NY,  
12477

<https://stevhubbardrealestate.com>

**\$490,000**

Immerse yourself in the warmth of a home that has been cherished for generations, where every nook exudes a sense of care and affection. Upon stepping inside, you'll discover an abundance of charm and character. A living room with a woodstove beckons you to unwind; a spacious country kitchen is the home's heart. Picture-perfect meals await at the dining table nestled against the bay window, bathed in sunlight, and French doors offer a seamless connection to the outdoors. Ascend to the second and third floors, where three sunlit bedrooms await. Each is adorned with windows framing picturesque views of the surrounding landscape. The wide board wood floors and exposed beams echo the classic farmhouse feel permeating every corner, creating a welcoming ambiance that feels cozy and refined. The two second-floor bedrooms and bath wrap around a spacious second living room with original front door and access to the upper yard and garden. The third floor offers a private oversized bedroom with an ensuite full bathroom. Nestled within a tranquil countryside setting, the large yard extending to the property's rear is perfect for games, frisbee throwing, and playful dogs. An organic garden awaits summer plantings. The home is conveniently close to Woodstock and Saugerties. We invite you to embrace a lifestyle of comfort, beauty, and tranquility in this authentic gem.

**MLS #:** 20240899  
**Listing Category:** Residential  
**Acreage:** 2.7  
**Age:** 61-100  
**Full Baths:** Two  
**Living Room Level:** 1  
**Kitchen Level:** 1  
**Bedroom 1 Level:** 2  
**Bedroom 3 Level:** 3  
**Living Room Room Size:** See Floorpl  
**Survey:**

**Zone:** 02  
**Area:** 1,528 sq ft  
**Year built:** 1928  
**Bedrooms:** Three  
**Half Baths:** None  
**Dining Room Level:** 1  
**Family Room Level:** 2  
**Bedroom 2 Level:** 2  
**SqFt 1st:** 848  
**Lot:** 9.1  
**Virtual Tour:**  
<https://my.matterport.com/show/?m=3eRkPD7yk5Q&brand=0>

INTERIOR FEATURES

**Kitchen Description:** Country, Eat - In

**Flooring:** Mixed, Pine, Wood

**Appliances:** Dryer, Range, Refrigerator, Washer

UTILITIES

**Heat Source:** Hot Water

**Water:** Drilled Well

**Utility Level:** 1

**Heating Fuel:** Propane

**Sewer:** On Site

EXTERIOR FEATURES

**Garage Type:**

**Style:** Farm House

**Color:** Butter Yellow

**Lot Features:** Level, Meadow, Rock Outcrop, Slope-gently

**Lot Dimensions:** Oo X Oo

**Garage/Parking Extras:** Driveway, Off Street

**Style:** Farm House

**Roof:** Asph Shingle

**Additional Exterior Features:** Landscaped

LOCATION DETAILS

**Area/Town:** Saugerties-town

**County:** Ulster County

**School District:** Saugerties Central Schools

**Directions:** West Saugerties Rd To Blue Mountain To Blus Mountain Church Rd.. House On Right 1/4 Mile Down.

LISTED BY

**Office Name:** Coldwell Banker Village Green

**Agent First Name:** Laurie

**Agent 2 First Name:** Leslie

**Post Updated:** 2024-04-11 16:29:57

**Office 2 Name:** Coldwell Banker Village Green

**Agent Last Name:** Ylvisaker

**Agent 2 Last Name:** Foti



CALL US NOW

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