



Saugerties-town

TBD Route 32, Saugerties, NY, 12477

<https://stevehubbardrealestate.com>

\$2,450,000

Don't miss this once-in-a-lifetime opportunity to grab one of the region's best 4-season views of the Hudson River. This wide and deep 76+ acre site, located midway between Kingston and the Village of Saugerties and only 2 hours from NYC, features no less than a quarter-mile of prime Hudson River frontage, unobstructed by train tracks or road, plus 2 points of entry from Route 32. A mix of flat wooded fields opening to spectacular hilly terrain as you get closer to the waterfront, the property offers a dramatic bird's eye view of the river plus state lands and tranquil Dutchess County farmland beyond. Zoned for Low Density Residential development (2-acre minimum lots) close to the river, and Moderate Density Residential development (1-acre minimum lots) on other portions, the parcel offers a diverse range of potential investment options, with a long and logical road path already roughed in from Route 32 all the way to the waterfront. Secluded and quiet, the site is also perfect for a single dream home, or compound, with a .65-mile approach through flat woodlands leading to the stunning and panoramic hillside perches above the Hudson.

MLS #: 20240904

Listing Category: Lots/land

Acreage: 76.09

Lot Dimensions: 76.09 Acres

Lot/Site: Suburb

Zone: 22/23

Type: Residential

Lot: 26.10

Water Features: Stunning Hudson River

EXTERIOR FEATURES

Views: Water

Water Features: River

Water Frontage: Over 1280' Of Frontage

Lot Description: Private, Slope-gently, Wooded

Waterfront: River

Water Ways: Hudson River

View Description: Lake Or River

LOCATION DETAILS

Area/Town: Saugerties-town

County: Ulster County

School District: Saugerties Central Schools

LISTED BY

Office Name: Bhhs Hudson Valley Prop-np

Agent First Name: Donna

Agent 2 Last Name: Brooks Clement

Office 2 Name: Bhhs Hudson Valley Prop-king

Agent 2 First Name: Hayes

Post Updated: 2024-04-18 07:14:58



CALL US NOW

Phone: (845) 246-2022
Email: steve@stevehubbardrealestate.com
Address: 15 Barclay Street, Saugerties, NY 12477

Steve Hubbard
REAL ESTATE SERVICES
845-246-2022



*Sales-Rentals
Property Management
& Development*

