

\$750,000 - 108 Latham Cir, Saugerties

MLS® #147492

\$750,000

3 Bedroom, 3.00 Bathroom, 2,545 sqft
Residential on 1 Acres

N/A, Saugerties, NY

Welcome to 108 Latham Circle, a masterpiece of craftsmanship - a gem in the crown of the popular Upstate Village of Saugerties NY. This American Arts and Crafts house, built in 1917, stands as a tribute to an era that sought to balance tradition and progress, the hand-made and the high-tech. The intricate details, natural materials, and natural colors of the Arts and Crafts style were an architectural rebellion against the mass production brought about by the Industrial Revolution. This unique home celebrates that heritage while embracing the conveniences of modern living. Stepping inside, you will be transported to a time when attention to detail was paramount. The character of the house has been perfectly maintained while necessary updates such as a new plumbing infrastructure, electrical system, geothermal heat and AC have been cleverly hidden to provide comfort and sustainability for years to come without destroying the illusion of living in a simpler, easier time. Throughout the home, wherever new woodwork has been added to accommodate updates, it has been meticulously crafted to mirror the original with matching stains, varnishes, and materials. The first-floor primary suite is a novel-worthy setting - an oasis of tranquility with a romantic double-sided fireplace and a custom walk-in closet that's a work of utilitarian luxury. The kitchen exudes elegance with granite countertops, GE Profile appliances, beadboard ceilings, built-in banquette seating and custom cabinets that were milled to replicate the



1940's style. The artistry of the original stained-glass windows is captivating; casting colorful patterns on the hickory flooring. Step outside onto the covered porch and you'll find a perfect spot to savor the natural beauty that surrounds the property; a place where birds sing, Overlook Mountain and the mighty Hudson River punctuate the view, and majestic eagles nest nearby. At night, the elevated location, undisturbed by light pollution, allows views of a stunning canopy of stars. The famous Saugerties Lighthouse and surrounding trails, all the shops and restaurants in the charming Village and HITS are just about 5 minutes away and NYC is under 2 hours away. Over 106 years of devoted attention have kept this home in impeccable condition. Perhaps it is your turn to enjoy it!

Built in 1917

Essential Information

MLS® #	147492
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,545
Acres	0.73
Year Built	1917
Type	Residential
Sub-Type	Residential
Style	Arts & Crafts
Status	Sold
MLS	cgndmls_sold

Community Information

Address	108 Latham Cir
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Area	Saugerties
Subdivision	N/A
City	Saugerties
County	Ulster
State	NY
Zip Code	12477

Amenities

# of Garages	2
Garages	Detached
View	Mountain, Neighborhood, River, Seasonal, Water

Interior

Appliances	Clothes Dryer, Clothes Washer, Dishwasher, Refrigerator, Stove, Other
Heating	Geothermal
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished, Walkout
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Living Room, Other

Exterior

Exterior	Cedar
Windows	Double Hung, Plate Glass, Other
Roof	Asphalt, Rolled/Hot Mop, Shingle
Construction	Frame
Foundation	Stone

School Information

District	Saugerties
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Additional Information

Date Listed	August 7th, 2023
Days on Market	14
Zoning	Res