

\$539,000 - 45 Old Patch Road, Saugerties

MLS® #20230955

\$539,000

4 Bedroom, 3.00 Bathroom, 3,248 sqft
Residential on 12 Acres

N/A, Saugerties, NY

SELLER SAYS SELL! Investment opportunity in Saugerties! Welcome to 45 Old Patch Rd a remarkable property offering incredible potential as a home, an investment or rental opportunity. Situated in the charming town of Saugerties, this property is primed to become a lucrative addition to your portfolio. This spacious and well-maintained home features 4 bedrooms and 3 bathrooms providing ample space for tenants or future occupants. The open layout and natural light streaming through large windows create an inviting atmosphere, making it an attractive choice for potential renters. The property boasts a generous 12 + acres, providing room for expansion or additional outdoor amenities. The well-manicured yard presents an excellent opportunity to create an outdoor oasis, further enhancing the appeal of the property. Location is key, and 45 Old Patch Rd offers the best of both worlds. Nestled in a peaceful residential area along the picturesque Plattekill stream, it provides a serene retreat away from the hustle and bustle of city life. At the same time, it enjoys convenient access to nearby amenities. Ensuring tenants have everything they need within reach. Saugerties has a thriving rental market, with a high demand for quality homes. Whether you choose to rent it out as a whole or as individual units, this property presents a fantastic opportunity to generate income. Additionally, Saugerties is known for its vibrant community, rich history, and proximity to natural wonders such as the stunning Catskill



Mountains and the picturesque Hudson River. These features attract a diverse range of tenants looking to explore the beauty of the region. Donâ€™t miss out on this exceptional investment opportunity at 45 Old Patch Road. With its desirable location, spacious layout, and potential for rental income, this property is a winning choice for investors and those looking to expand their rental portfolio. Schedule a showing today and seize the chance to make this property your next profitable venture!

Built in 1999

Essential Information

MLS® #	20230955
Price	\$539,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,248
Acres	12.10
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Other
Status	Closed
MLS	ucbr_sold

Community Information

Address	45 Old Patch Road
Area	Saugerties-Town
Subdivision	N/A
City	Saugerties
County	Ulster
State	NY
Zip Code	12477

Amenities

Parking	Driveway
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Creek

Interior

Appliances	Water Heater, Washer, Refrigerator, Range, Electric Water Heater, Dryer, Dishwasher
Heating	Baseboard, Electric, Heat Pump, Oil, Wood
Cooling	Ductless
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Exterior	Vinyl Siding
Roof	Asphalt, Shingle
Construction	Vinyl Siding

School Information

District	Saugerties Central Schools
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Additional Information

Date Listed	July 6th, 2023
Days on Market	373
Zoning	15