




Highwoods

For sale by Anatole House

 210 Dutchtown Road, Saugerties, NY 12477



Introducing Highwoods

Located on a quiet dead end road, with a tranquil and private 5.25 acre lot, find Highwoods - a stylish new construction home with all the comforts you could imagine in a full time residence or weekend getaway. Highwoods brings together a modern aesthetic and a practical design, with its spacious 2280 square foot 3 bedroom 2 bath layout. Thoughtfully crafted, this new build feels perfectly at home among the trees.

Set directly across from protected New York State land, a winding gravel drive leads through the trees to a striking modern home. Like the surrounding trails and forests of West Saugerties and Woodstock, the house encourages outdoor recreation, wrapped by a spacious deck with a built-in container pool, perfect for summer lounging, morning coffee among the trees or quiet evenings under the stars.

The Property

Property

Year Built: 2025

Bed/Bath: 3/2

Sqft: 2,280

Acres: 5.25

SBL: 28.3-6-28.210

Road: Paved

Siding: Hardiplank siding

Roof: Metal

Top Amenities

- Open concept living
- Built-in container pool
- Wood burning stove
- XL wraparound deck
- Wooded Seclusion

Town Taxes

Town: *\$215.46

School: *\$1,525.57

*reflects raw land pre-subdivision

Connectivity

Internet: Spectrum

Cell service: Excellent



Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.

The House

Inside, find an airy open concept living area with vaulted ceilings, expansive picture windows, and views that shift with the sunlight filtering through the trees. The interiors feature white oak floors, natural wood cabinetry, stainless steel appliances, and light finishes that elevate the natural palette outside. Don't forget the wood stove, a must have for Catskill winter nights.

The chef's kitchen is sleek and ready for hosting, with open shelving, modern fixtures, and a walk-in pantry to store all your farmers market finds. The main floor also features a guest bedroom and full bath. Upstairs, find the second guest bedroom, and the primary suite. With its oversized windows, it feels like a quiet forest hideaway.

Every detail of the home has been designed for comfort and longevity. Spray foam insulation maximizes energy efficiency, and the home features central heating and air for year round comfort. The large unfinished basement allows for built in square footage for a future expansion, this space would make a fantastic game room, office and more.





House Details

Utilities

- Electric: Central Hudson
- Heat: Forced air
- Cooling: Central A/C
- Sewer: Septic
- Water: Well
- Fuel: Propane

Appliances

- Refrigerator
- Oven/Range
- Dishwasher

Driveway/Right of Way

Private. Gravel

Furniture/Contents

Available for separate purchase

Security/Audio

No cameras or audio recording devices on site.



Year built 2025 **Square footage** 1,977

The Grounds

Set on a secluded wooded lot, the property offers a strong sense of privacy and connection to nature. Mature trees surround the home, creating a quiet, sheltered atmosphere with light that filters softly through the canopy. Open areas provide just enough space for outdoor gatherings, gardening, or relaxing by the pool. Across from protected New York State land, the setting ensures lasting privacy and an uninterrupted wooded backdrop, peaceful, natural, and distinctly upstate.



The Location

The location in the Highwoods area of Saugerties is not just peacefully sheltered in the pine forest. It's conveniently located just 10 minutes to the heart of Woodstock's fantastic dining, music and entertainment. The Village of Saugerties and the Hudson River is just 15 minutes away. If those options weren't enough, Kingston's burgeoning restaurant scene is just 20 minutes away, with the conveniences of shopping and big box stores on Ulster Ave even closer.





Private Showings

By appointment only:

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