

# THE LILLY PAD

15 ESOPUS DRIVE  
SAUGERTIES NY 12477

FOR SALE BY MEGAN "MJ" COLLUM  
ANATOLE HOUSE





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## A lofty waterfront abode that epitomizes retro cool.

Down a quiet dead end street, just minutes from the center of Saugerties Village, lies an enclave of homes on the banks of the Esopus Creek. This midcentury house stands out from the crowd for its vivid hue and boxy shape. While the streetside facade is minimal, offering privacy to the bedrooms enclosed above, the waterfront side of the home features a striking glass facade.

A set of two 9-panel casement windows capture direct waterfront vistas, while the natural light illuminates the original wood floors in the open-flow living area. The sunlight changes throughout the day, from a dappled morning glow, to warm golds at magic hour, and ethereal pinks at dusk.





## STEP INSIDE

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From the front entry, a stair leads up the main living level, and through the vintage kitchen to a spacious, combined living and dining area. The kitchen features vintage wood cabinetry, which was painted to accent with the original geometric-patterned linoleum floors. Butcher block countertops and floating shelves complete the package, along with a stainless steel fridge and induction stove.

Two bedrooms and a full bathroom are also located on this level. The darling “mint chocolate chip” bathroom showcases an original jade green sink, toilet, and tub set, complemented by black and white “daisy” pattern tile floors, and black grid tile on the lower walls and shower surround.



## THE GROUNDS

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The Lily Pad is set on a .11 acre lot, with approximately 15 feet of direct waterfront on the Esopus Creek. The house is perched well above the shoreline, with a gradually sloping grassy lawn leading down to the idyllic waters edge. The yard is perfectly oriented to enjoy views across the water, and toward scenic summer sunsets.

## THE LOCATION

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This area of homes is set across the creek's "bend" from the 161-acre Esopus Bend Nature Preserve, with established trails and a kayak landing. Located less than a mile from the Saugerties Village Beach and the Hudson River, this serene section of creek is ideal for bird watching, kayaking, standup paddleboarding, and other non-motorized water recreation.







## SUMMARY

### AT A GLANCE

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- Year Built: 1955
- Bed/Bath: 3 / 1
- Sqft: 1,344
- Acres: 0.45
- SBL: 18.61-6-1.100 + 18.61-7-18
- Road: Public
- Siding: Wood
- Roof: Shingle

### TOP AMENITIES

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- Waterfront lot with 15 feet of frontage on the Esopus Creek
- Striking vintage casement-style windowed rear facade
- Fossil-fuel free home with all electric mechanicals
- New ductless heat pump mini splits for heat and air conditioning
- New high efficiency heat pump water heater
- Refinished wood floors and preserved midcentury tile and linoleum
- Additional .34 acre lot for recreation or future expansion

### UTILITIES

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- Electric: Central Hudson
- Heat: Ductless, Electric
- Cooling: Ductless, Electric
- Water heater: Heat Pump, Electric
- Septic: Private (Septic Tank)
- Water: Municipal
- Fuel: None (decommissioned oil tank)

### AUDIO RECORDING DEVICE

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None

### APPLIANCES

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- Refrigerator: Stainless Steel (Kitchen) + Add'l Fridge (Lower-level)
- Range: Induction (Electric)

### TAX INFO

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- County Tax: \$2,154 (2026)
- Village Tax: \$1,941 (2025)
- School Tax: \$4,267 (2025)

### CONNECTIVITY

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- Cell Service: Excellent
- Internet Provider: Spectrum

### FURNITURE + CONTENTS

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Some furnishings available, please inquire if interested.

### SHORT TERM RENTAL

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Property has an active short-term rental permit, please inquire for details

### FLOOD ZONE

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Located in a designated flood zone (AE/X)

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

## ADJACENT PARCEL

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Also included in this sale is an adjacent .34 acre parcel. This long, rectangular shaped lot is directly behind the main house parcel, running from Esopus Drive up to Reed Place. Included on this vacant parcel are a shed, a gravel parking pad, and an older driveway that runs the length of the property on the left side.

The lot is mostly cleared, and protects privacy for an owner (from future neighbors)--as well as offering additional space for parking or recreation, and has future development opportunity as well. Please inquire with the Town as to potential uses for this property.

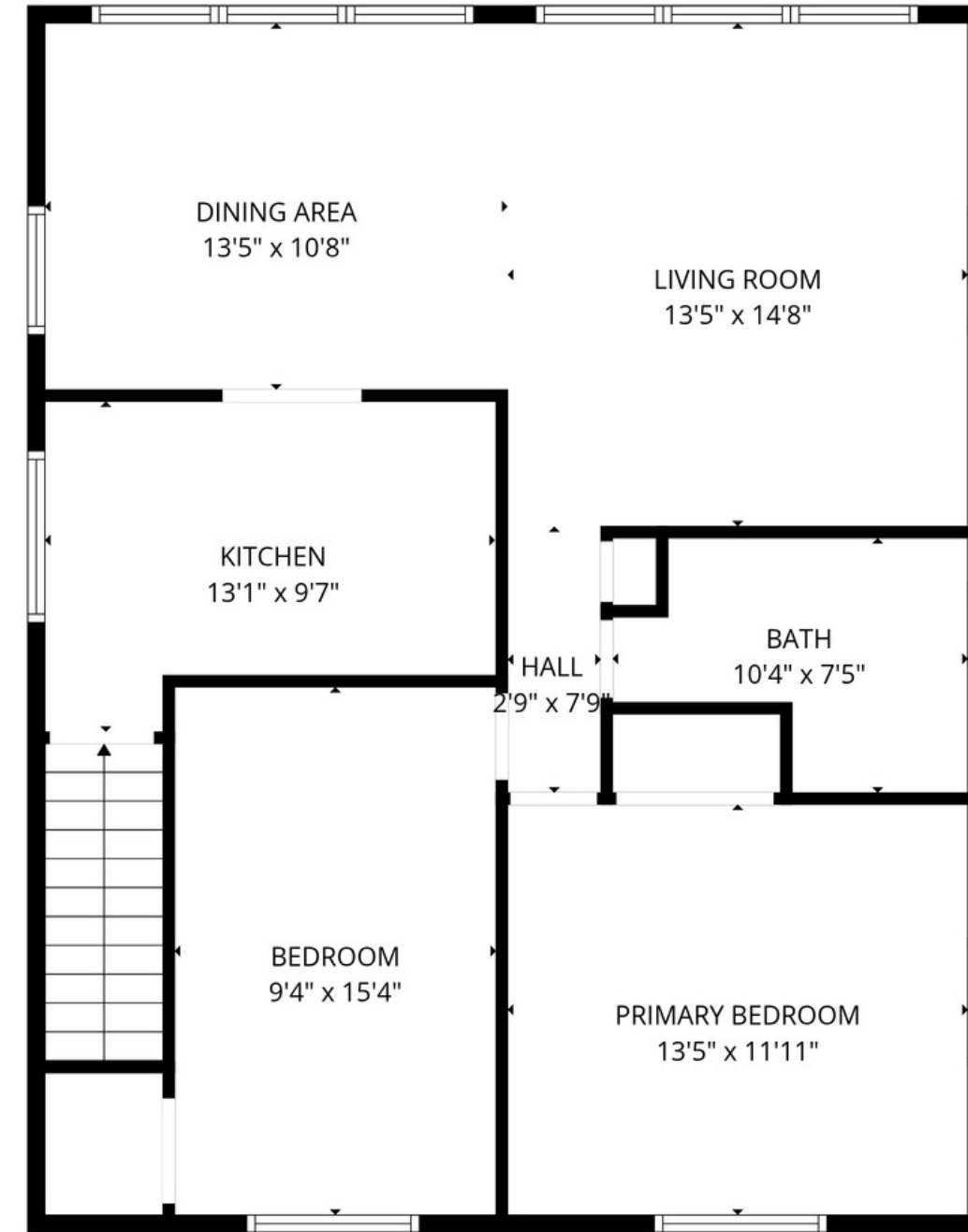
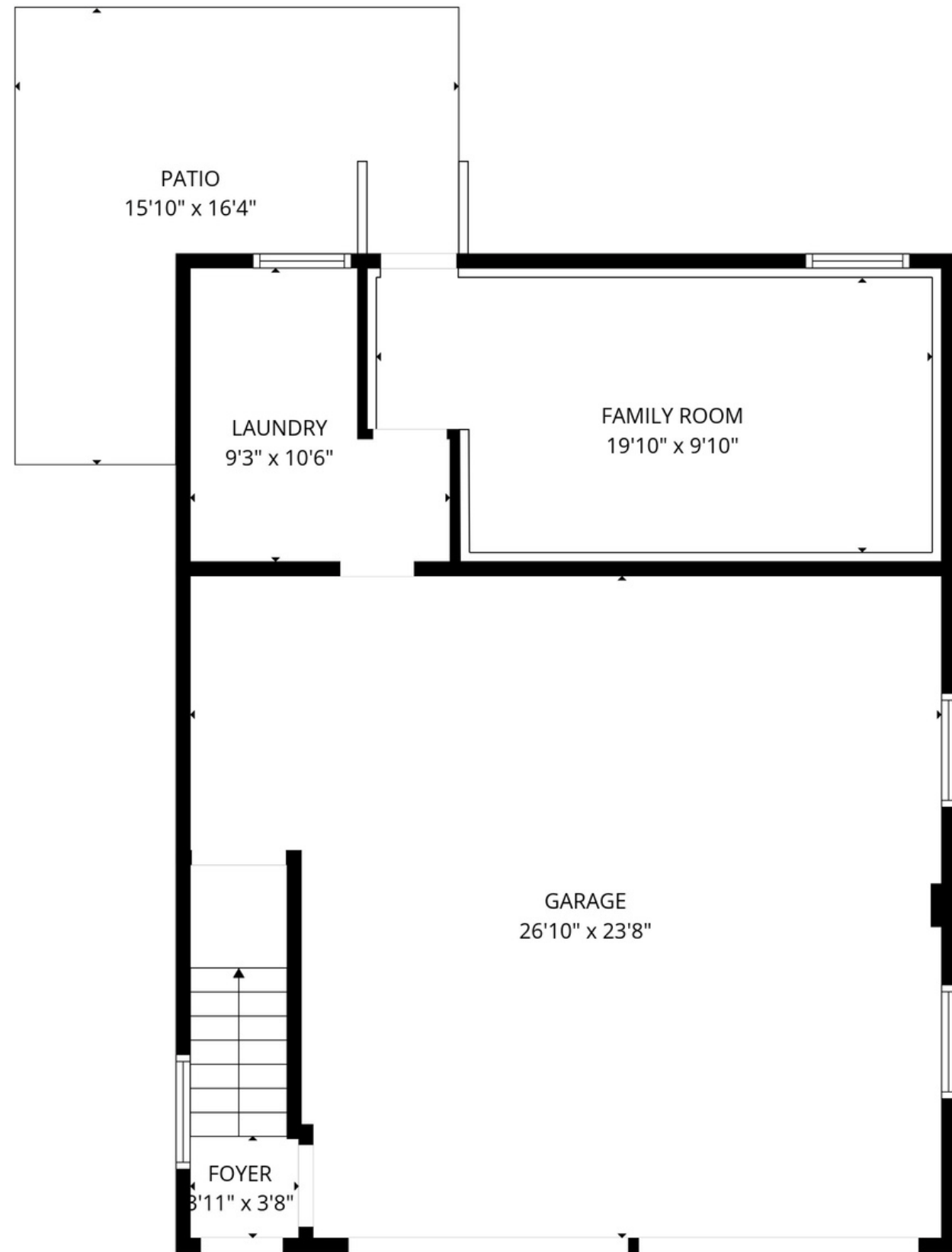


MORE INFO



Parcel outlines are for graphic purposes only and may not be to scale.  
Buyers should verify all dimensions, measurements, metes and bounds.

MORE INFO





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