

HIGH QUARRY

TBD ROUTE 212, SAUGERTIES, NY 12477

FOR SALE BY ARLENA ARMSTRONG-PETOCK
ANATOLE HOUSE





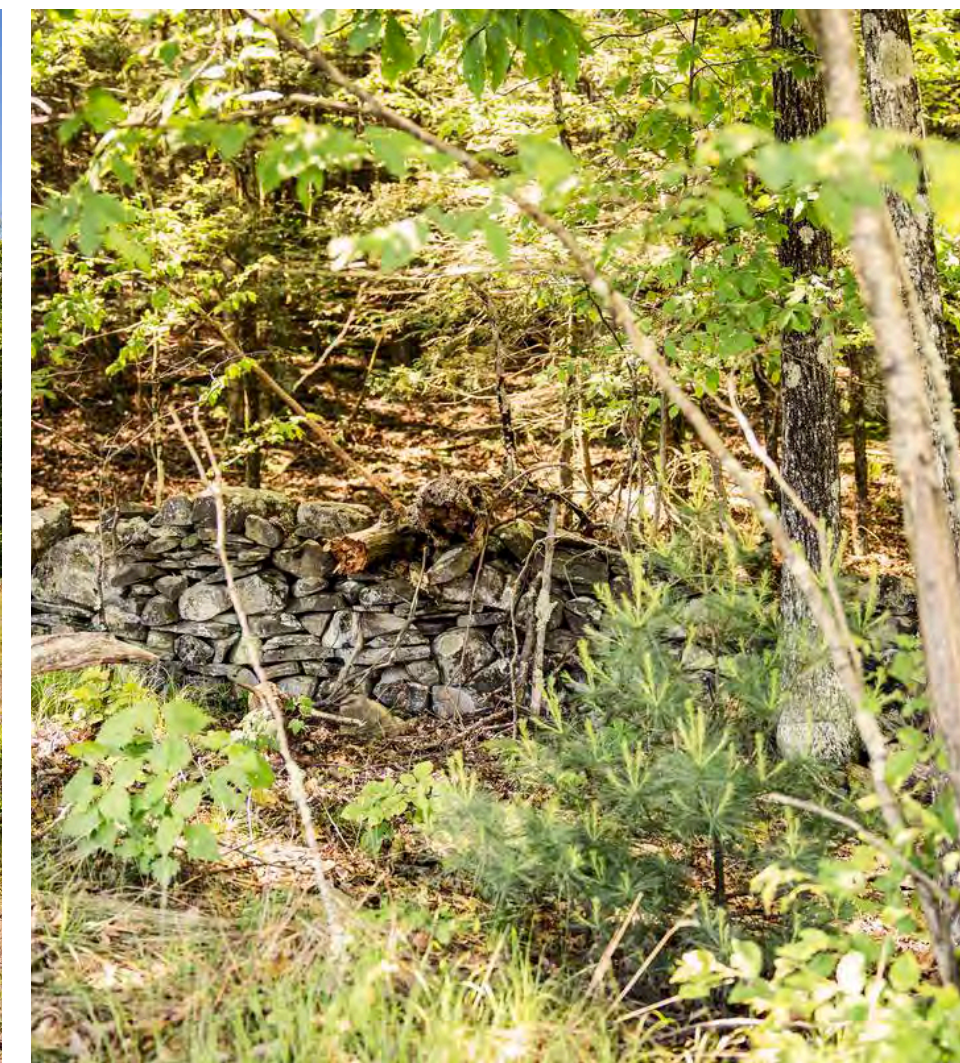
Contents

- 03 The Story
- 05 The Grounds
- 06 The Location
- 07 More Info



This is High Quarry.

High above the hustle and tucked into the mountainside, this 8.35-acre parcel offers sweeping views, total privacy, and a head start on your Catskills dream. Located just off scenic Route 212 between Saugerties and Woodstock, it's a rare piece of land that feels both wild and ready—perched, pre-cleared, and begging for something beautiful.





THE GROUNDS

The driveway's already in, and the Board of Health previously approved a 4-bedroom septic design, so you're not starting from scratch. Flanked by historic stone walls, a copious cleared area awaits—totally sun-drenched—ready for your solar array, raised garden beds, hammocks, wildflower meadows, and yurt compound. If off-the-grid-chic isn't your cup of tea, build your modern dream home with walls of glass, passive solar design, and an architect who understands the drama of stone and sky. There's enough rock here to build some truly epic landscaping. Either way, the raw materials are here.

And about that road? You won't hear it. The build site is so high up, you'll have to try to hear anything but rustling leaves, calling owls, and your own delighted sigh. If you're worried about logistics: a full survey is done, and there's an engineer and a builder ready to go. Prefer your own crew? No problem. Bring your own team to execute your vision.



THE LOCATION / SAUGERTIES, NY

You're just 3 minutes from Exit 20 off the Thruway, which means your Friday escape from the city doesn't end with a slow-motion maze through backcountry switchbacks—it ends with dinner at Miss Lucy's Kitchen and a nightcap under the stars. Woodstock is a breezy 11 minute drive for your Saturday bagel, boutique browsing, and live music at historic venues. And when you pull through the gates of your future compound, the driveway leads you up and away—into that magical hush only elevation can provide.

Whether you're building a weekend getaway, a full-time refuge, or just staking your claim to the clouds, High Quarry is where you make your move. Bring your dreams—and maybe a drone. This one deserves a flyover.



MORE INFO

AT A GLANCE

- Acres: 8.35
- SBL: 17.15-4-1
- Road: Public
- Electric: On Road
- Water: None
- Septic: None, Previously BOH Approved
- Driveway: In-Place
- Survey: Available (2022)

TOP AMENITIES

- Sweeping views, meadows
- Clearing, historic stone walls
- Current survey
- Previously BOH approved
- Engineer and Builder familiar with lot are available

TAX INFO

- Town Tax: \$602
- School Tax: \$939

CONNECTIVITY

- Cell Service: Excellent
- Internet Provider: On Road

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

ARLENA ARMSTRONG-PETOCK

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