

CHROMA MODERN

658 GLASCO TURNPIKE
SAUGERTIES NY 12477

FOR SALE BY MEGAN "MJ" COLLUM
ANATOLE HOUSE





Contents

- 03 The Story
- 05 Step Inside
- 07 Grounds & Location
- 08 Summary
- 09 More Info
- 10 Floor Plans



No boring beige box here—Chroma Modern is a recent build with impeccable vibes.

Just five years young, this home was built to high efficiency standards, with privacy in mind. Located halfway between Woodstock and Saugerties village centers, Chroma Modern offers homeowners both contemporary comforts and convenient access. And besides next-to-new features, this home affords residents ample space, both inside and out.

Four bedrooms and three full baths currently span the two upper levels. While a partially finished lower-level offers many uses—from storage and rec space, to future living space expansion possibilities. On this level, two sets of French doors open out to the deck, patio, and hot tub—which all enjoy views of the grassy lawn & treed perimeter on 4 private acres.





STEP INSIDE

From the ample parking pad out front, enter the main level of the home through the chartreuse-colored front door, and drop your shoes and bags at the built-in entry nook. The open-flow format on this floor features generous living, kitchen, and dining areas, with glass sliders connecting to both front and back decks.

Down the hall on this level are two bedrooms, each with closets and two windows, that share a full bath on this level. Large glass sliders overlook the verdant rear yard, providing sunset views and dramatic golden light at magic hour.

Ascend the floating wood block stairs to the upper level for two more bedrooms, both generously sized. To the right is the en suite primary, which includes a full bath with double sinks and a stall shower, as well as a walk-in closet. The secondary bedroom on this level is also ample, with three exposures and a roomy closet. And a third full bathroom, with walk-in shower and double sinks, is also found on this floor.

Continuing down to the bottom level, is an additional 1,300 square feet of flexible space for storage, hobbies, gym, office, or other uses. This level includes concrete floors, two sets of French doors, windows on each end, insulated and sheetrocked walls, electrical runs, and a mechanical room.





THE GROUNDS

Perched on a grassy knoll, Chroma Modern extends three levels, with stacked covered porches that span the rear of the structure. A wood deck encircles the hot tub, while a gravel patio accommodates a firepit and entertaining zone.

The 4 acre lot offers flat open lawn with young fruit trees, including peach, cherry, and pear, which is partially fenced for privacy. And where the lower lawn meets woods, a small stream travels past, before meeting with the larger Plattekill Creek across the road.

THE LOCATION

Set into a wooded landscape, with privacy from neighbors and space for recreation or expansion—yet less than a 10 min drive to the town centers of Woodstock, Saugerties, and Kingston—this location couldn't be more ideal.





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

SUMMARY

AT A GLANCE

- Year Built: 2021
- Bed/Bath: 4 / 3
- Sqft: 2,434
- Acres: 4.10
- SBL: 28.11-2-20.511
- Road: Public
- Siding: Wood
- Roof: Shingle

TOP AMENITIES

- New build in 2021, with insulated concrete form (ICF) foundation
- Freshly-painted exterior trim and lower-level surround
- Central air conditioning and heat throughout
- Partially-finished lower-level offers additional 1,300sf flex space
- Off-street pad parking for 4+ vehicles
- Privacy-fenced yard with hot tub, front and back decks, lower-level walkout access, gravel patio, fruit trees and established perennials

UTILITIES

- Electric: Central Hudson (200 AMP)
- Heat: Ducted Central Air (Propane)
- Cooling: Ducted Central Air (Electric)
- Water Heater: Navien Tankless (Propane)
- Water: Well (cap to the left of driveway when pulling in)
- Sewer: Septic (tank on side of house near a/c condenser)
- Fuel: Propane (500 gal tank privately owned, behind fence)

AUDIO RECORDING DEVICE

None

APPLIANCES

- Refrigerator: French Door Stainless Steel w/ Water & Ice Dispenser
- Range: Free-Standing Stainless Steel (Gas)
- Laundry: Washer & Dryer (Electric)

TAX INFO

- County Tax: \$5,657 (2026)
 - School Tax: \$8,674 (2025)
- (No Exemptions)

CONNECTIVITY

- Cell Service: Excellent
- Internet Provider: Spectrum

TRASH & RECYCLING

Private carting service (County Waste)

FURNITURE + CONTENTS

Not For Sale

SHORT TERM RENTAL

Town of Saugerties allows for short-term rental use, with permit. [Refer to Town of Saugerties for more info.](#)

FLOOD ZONE

A section of the lower lawn is in a FEMA designated flood zone, but is nowhere near the elevated structure.

MORE INFO

CITY TAX RECORD PARCEL MAP & ZONING DETAILS



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

DESIGNATED FLOOD PLAN (ZONE A)



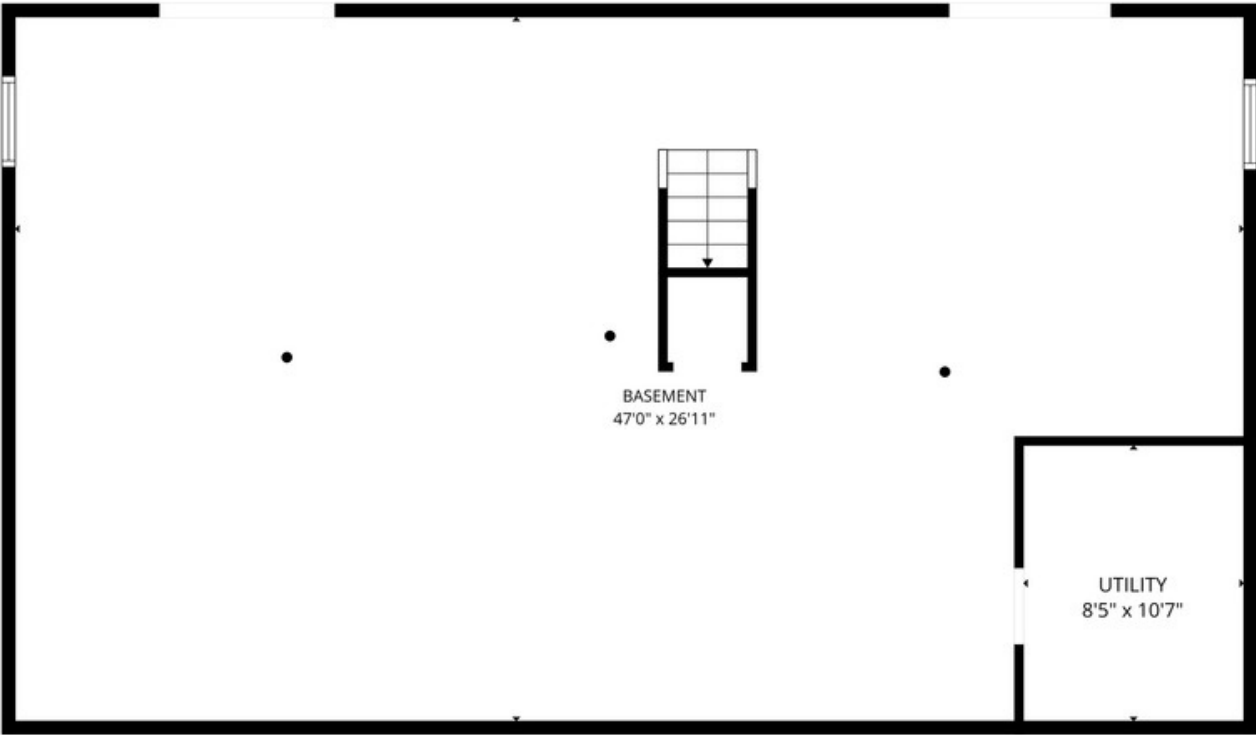
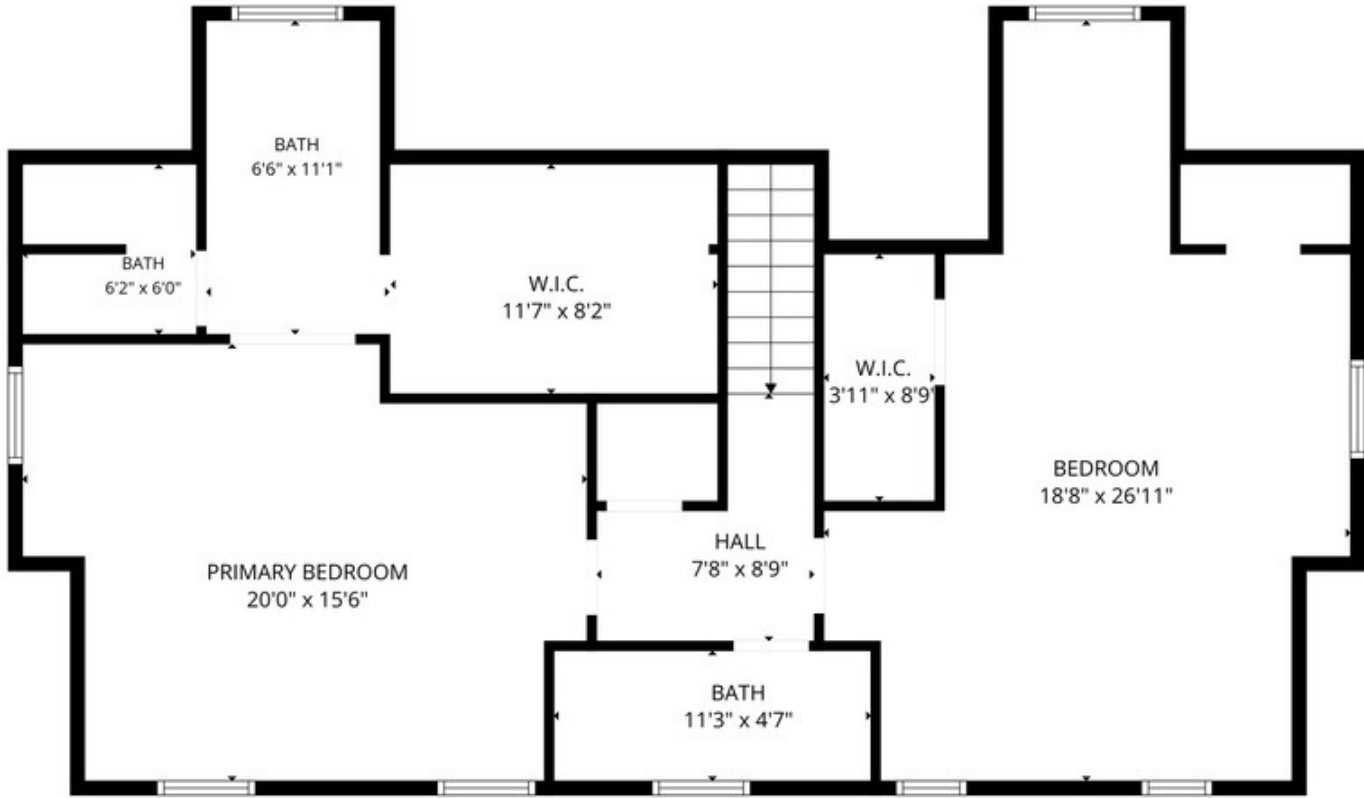
Excerpted from LandGlide app with elevations and flood plain overlays,
may not be exact.

FLOOR PLANS

MAIN LEVEL



UPPER LEVEL



LOWER LEVEL

MEGAN "MJ" COLLUM

Licensed Real Estate Salesperson
Anatole House / (917) 753-3181

mj@anatolehouse.com
Instagram: [@hvcatskillsagent](https://www.instagram.com/hvcatskillsagent)
www.anatolehouse.com

224 Fair Street Suite 1
Kingston, NY 12401

19 Conklin Hill Rd
Livingston Manor, NY 12758