

# A Boater's Paradise!



During every season there is activity happening in the fresh water creek which passes right by this beautiful home.

In the spring months of April and May, the yellow perch fishing is phenomenal and thousands of spawning herring arrive. At the same time, huge striped bass feed on the herring while getting ready to spawn. The largemouth bass create habitats right under your dock and at the edges of the creek.

Sounds like paradise to me! To someone who is a boater, and a fisherman, with a love of the outdoors; this is a superb place to live.

As you can see by the beautiful photos of this home, there is a luscious yard, spacious patio and deck, and incredible flowers growing everywhere. This is truly a turn-key property in every sense of the word.

Imagine a perfectly sited, 3 bedroom home with 2 full size bathrooms and 2,500 sq.ft. of living space and two gas-fired fireplaces on a .61 acre waterfront lot.

Enter into the open and airy main floor; the kitchen, dining room and living room are an entertainers dream. Retreat to the master bedroom suite on the second level via a beautifully handcrafted stairwell. You have reached your own private domain with spectacular water views! Relax by the gas fireplace; enjoy the sitting area, the full bathroom with whirlpool tub, changing room/office, and the laundry room big enough to accommodate exercise equipment. The master has no shortage of light or views with the multitude of skylights, windows, and a French door that leads to a large, no-maintenance deck.

You may never want to leave your oasis! The inside and outside of this home were both built for entertaining. The



Dining on the deck.



Lynch's Marina in the upper left hand corner of this photo is being completely rebuilt adding additional value to the homes surrounding it!

grounds contain mature trees, bluestone walkways and gorgeous perennial plantings. Pass under the covered porch and you're out on the dock area where the fun really begins! Tie your vessel to a 35-foot floating dock and enjoy the exciting opportunities of the changing tides.

This home of your boating dreams is being offered for sale in the lovely village of Saugerties, located on the Esopus Creek. Meticulously built, maintained, and loved by its owners this waterfront property must be experienced.

*By John H. Vargo, Publisher*

Picture this; a beautiful, one owner home, with a deep-water dock, (5 feet at extreme low tides and 10 feet at high tide), and calm water out in front at all times! For those of you looking for a piece of paradise, here it is!



10 ft. at high tide in front of the dock.



Now this is a master bedroom!



The well-appointed kitchen is located just off the dining and living rooms, ensuring the chef is never left out of the conversation.

Main living room.



*This magnificent home is offered for \$687,000 by Richard Vizzini, Licensed Real Estate Salesperson. Lawrence O'Toole Realty 30 John Street Kingston, NY 12401. For a private showing call him at: 845-389-7879 (mobile).*