

 LOCATION

Saugerties, NY 12477

 DISTANCE FROM NYC

108 miles

 TAGS

Backyard Lawn, Barn, Distressed Patina, Eclectic Quirky, Exposed Beam, Fields, Kitchen, Living Room, Rustic, Staircase, Staircase Ext, Stone Wall, Terrace Patio, Woods

 SPECS

3,000 sq ft

Up to 30' ceiling height

1.25 acres

 POWER

200 amps

 CATEGORIES

Barns, Event Space

## Notes

Unique 3,000 square foot, 150 year old converted barn with wide open spaces, a 50' x 14' hallway, and 30' ceilings. The barn was transformed over 30 years by a whimsical and creative architect with poured cement oxidized floors, 14' tall divider doors, and many old fixtures. The ceilings have exposed beams, joists and rafters throughout that create incredibly geometric shapes while huge north and south facing windows allow every type of light a DoP could desire.

Two 14x25' lofts allow shooting from above without cranes; the north loft is an office, the south loft a state of the art sound and video area. There is a pilates/exercise room, built in cabinets with cleverly hidden murphy bed. There is a rough unfinished attic area with windows looking into the rest of the house that will soon be converted to another bedroom and bathroom. Decor includes old chandeliers and lamps, old doors, hardware, and original exterior walls. Additional touches include a custom made 12' Indian rosewood table dining table and Copenhagen chairs.

An ancient mulberry tree sets a beautiful backdrop to the exterior, as does the front meadow/pasture with an old rusted farm rake. The 1.25 acres also has patches of Norway maple in the rear where the property slopes downhill toward a picturesque church in the adjacent plot.

Exotic abyssinian cat and champion white Lusitano horse are available as picture animals.

**Restrictions:**

No smoking allowed except in driveway.

Requests to paint or nail into walls must be approved in advance by owner.

Special care should be taken with artwork in the main entrance.

OK to move furniture except for the sound/video system. Oxidized floors scratch easily, so furniture must be lifted and refinishing is pricey if scratched.













