



1203 State Route 213  
High Falls, NY 12440  
For Sale: \$750,000

Type:	Single Family
MLS#:	20244453
Square Footage:	0
Taxes:	\$4,318
Year Built:	1892

Location, location, location! Formerly the Rock Cliff House inn and tavern. This unique property offers an exceptional opportunity to transform a historic structure into a grand one- or two-family residence in the heart of High Falls, NY. Positioned at the edge of charming main street, this building is set on 5 beautifully wooded acres with dramatic rock outcroppings. Just 90 miles from Metro New York and short drives to New Paltz, Kingston, and Woodstock, this location is perfect for those seeking a walkable weekend retreat or a full-time residence with easy access to the best of the Hudson Valley. This property, steeped in history, awaits a complete renovation to restore its former glory, offering an inspiring canvas for those with a creative vision (and proper approvals). With its prime location and architectural charm, this building presents the rare chance to create a distinctive residence that blends modern comforts with timeless character. Celebrate the rich heritage of High Falls and the scenic beauty of the Hudson Valley, all while enjoying the convenience of being at the heart of a vibrant, welcoming community. Bring your dream to life in one of New York's most charming destinations!

### Listing Details

Asking Price: \$750,000	Taxes: \$4,318	Status: Active
Type: Single Family	MLS ID: 20244453	Last Update: 3/5/2025
Added: 150 Day(s) Ago		

### Property Details

Address: 1203 State Route 213	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bathrooms: 0
Basement: Unfinished	Year Built: 1892	

### Location Details

Lot Size: 5 Acres	Water Front: No	Water Access: No
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### School Details

School District: Rondout Valley

### Broker Details

Berkshire Hathaway Homeservice	Emily Daniels	Laurel Sweeney
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