



**18 Mele Lane**  
**New Paltz, NY 12561**  
**For Sale: \$156,000**

Type:	Single Family
MLS#:	6335786
Square Footage:	1,152
Year Built:	1987

3 Bedroom, 2 bath Manufactured Home in Aloha Acres 55+ Community, Plattekill, NY. 24 X 48=1,152 sq. ft. Built in 1987- Ritz Craft home. Cathedral Ceiling. Improvements include New Roof 2020, Shed Roof 2023, New Paint throughout in 2024, New Plumbing by Hot Water Heater in 2017, Replaced Hot Water Heater 2017, New fan Motor on Furnace in Sept 2024, New Floors, New Laundry area with new raised platform, New Granite Counters in 2024, Updated SS Stove & Refrigerator, & Dishwasher, Faucets, Large Built In Pantry. New Front Door & Storm door & new back storm door, Updated Windows. Both Bathrooms Updated, new shelves in closets, Kitchen & Bathroom Sinks have new installed floors under them. Central Air. Buyer must be Approved by Aloha Acres with application & Credit report. Open Floor Plan, Back Deck & Shed on Property. Storage. Move In Condition. Water, Sewer, Trash, Recycle, Main Road Maintenance included in Lot Rent. Close to Mid-Hudson Bridge, Thruway, Train & Major Highways.

### Listing Details

Asking Price: \$156,000	Status: Active	Type: Single Family
MLS ID: 6335786	Last Update: 1/2/2025	Added: 58 Day(s) Ago

### Property Details

Address: 18 Mele Lane	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Square Footage: 1,152
Total Bedrooms: 3	Total Bathrooms: 2 full	Total Rooms: 6
Home Style: Ranch	Community: ALOHA ACRES	Model: Ritz Craft
Attic: None	Basement: None	Siding: Frame
Year Built: 1987		

### Location Details

Lot Size: 0.01 Acres	Lot Description: Level	Driveway: Driveway
Water Front: No	Water Access: No	HOA Fees: \$668
HOA Inclusions: Common Area		

### School Details

School District: Wallkill	Elementary School: Plattekill	Middle School: John G Borden
High School: Wallkill		

### Heating, Cooling, & Utility Details

Heat Type: Propane	Water Type: Private	Sewer Type: Public Sewer
Air Conditioning: Central Air		

### Broker Details

RE/MAX Benchmark Realty Group	Joanne Timperio
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