



447 Ohioville Road  
New Paltz, NY 12561  
For Sale: \$547,250

Type:	Single Family
MLS#:	801884
Square Footage:	2,184
Taxes:	\$10,541
Year Built:	2003

Welcome to 447 S Ohioville Road, a charming raised ranch situated on over an acre of peaceful, wooded land in New Paltz, just 6 minutes from SUNY New Paltz. This spacious 3-bedroom (with potential for 4), 3-bath home offers a versatile layout, perfect for extended family or a mother-daughter setup with a finished lower level. The bright, open-concept main floor features beautiful hardwood floors throughout, a cozy propane fireplace, and a kitchen with granite countertops and an eat-at peninsula, ideal for entertaining. The master suite includes an ensuite bath with a modern shower, creating a private retreat. Step outside to the deck at the back of the house, facing west, where you can relax and enjoy breathtaking sunset views over your expansive, tree-lined yard. The quiet lot provides a sense of privacy while still being conveniently located to town. The two-car garage offers ample storage and convenience. The finished lower level adds valuable living space, with plenty of room for a family room, office, or additional bedroom — making it a perfect option for extended family or guests. This home combines the best of country living with close proximity to the vibrant New Paltz community, shops, dining, and outdoor recreation. Don't miss your chance to own this beautiful and versatile property!

### Listing Details

Asking Price: \$547,250	Taxes: \$10,541	Status: Active
Type: Single Family	MLS ID: 801884	Last Update: 1/7/2025
Added: 48 Day(s) Ago		

### Property Details

Address: 447 Ohioville Road	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Square Footage: 2,184
Total Bedrooms: 3	Total Bathrooms: 3 full	Total Rooms: 8
Home Style: Raised Ranch	Attic: Pull Stairs	Basement: Finished
Siding: Advanced Framing Technique	Year Built: 2003	

### Location Details

Lot Size: 1.1 Acres	Water Front: No	Water Access: No
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### School Details

School District: New Paltz	Elementary School: Lenape	Middle School: New Paltz
High School: New Paltz		

### Heating, Cooling, & Utility Details

Heat Type: Oil	Water Type: Drilled Well	Sewer Type: Septic Tank
Air Conditioning: Wall/Window Unit(s)		

### Broker Details