



**85 Jansen Road**  
**New Paltz, NY 12561**  
**For Sale: \$199,999**

Type:	Land
MLS#:	20250565
Square Footage:	0
Taxes:	\$1

A well-proportioned rectangular wooded building lot with a building site way back off the road. Save time and money because this parcel is being sold with a Board of Health approval for a shallow septic system and survey map and rough cut-ins. Conveniently located less than 5 minutes to NYS Thruway, groceries, schools, medical services, SUNY New Paltz, NYC Bus and the Village of New Paltz, this home-site gets you to town without having to fight the traffic on Main Street. Full survey, deed description and engineering plans can be seen in documents file. Stefan Sanzi, Licensed NYS Real Estate Broker, has a financial interest in this property. Wendie Reid, Licensed NYS Real Estate Broker, has a financial interest in this property. Current fully assessed value is 109,000. Check with assessor's office to determine full taxes. Subdivision was filed after tax roll became 2026. Current tax rates for 2025 are approximately 40 dollars per thousand for school, town and county taxes. Survey and deed description are in document files.

**Listing Details**

Asking Price: \$199,999	Taxes: \$1	Status: Expired
Type: Land	MLS ID: 20250565	Last Update: 1/30/2026
Added: 365 Day(s) Ago		

**Property Details**

Address: 85 Jansen Road	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bathrooms: 0
Community: Other		

**Location Details**

Lot Size: 2.94 Acres	Lot Description: Gentle Sloping, Level,	Water Front: No
Water Access: No		

**School Details**

School District: New Paltz	Elementary School: Duzine
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**Broker Details**

Hudson Valley Real Estate Brok	Stefan Sanzi
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