



40 Manheim Boulevard  
New Paltz, NY 12561  
For Sale: \$589,000

Type:	Single Family
MLS#:	20250631
Square Footage:	0
Taxes:	\$12,093
Year Built:	1947

\*\*\* OPEN HOUSE SUNDAY 3/23 from 12-2pm \*\*\* RARE VILLAGE GEM. Welcome to 40 S Manheim. Every so often a special home comes along with a rare combination of old world charm blended seamlessly with every modern update, a home that is perfectly positioned in one of the most desirable walkable village locations New Paltz has to offer. Enjoy village municipal services like village water/sewer, street cleaning and brush/leaf pickup, plus fire hydrants and other safety systems for added convenience. On nearly a quarter-acre, this lot gives you room to breathe, complete with blacktop driveway, two car garage, and ample yard space on all sides. The updates in the last 5 or so years are extensive, including new kitchen with large center island, solid surface Quartz counters, newer stainless appliances, and bathrooms, refinished floors, interior paint, new siding, windows, new split units for heat and AC, rockwool/spray foam insulation improvements, new lighting and other fixtures, plus revamped wood burning fireplace, in addition to exterior improvements to walkways, stone work, and landscaping. Meticulously maintained with love and attention to detail, all the hard work has been done here providing peace of mind and immediate enjoyment. This home has all the creature comforts we all come to expect in today's fast paced world without sacrificing the character and authenticity of the time it was built. First floor has the wow factor with expansive kitchen and dining area where all your favorite meals can be enjoyed, plus a well proportioned living room with wood burning fireplace. Off to the side, a private covered porch provides the perfect spot to unwind or dine al fresco. Back mud room/laundry area with a half bath completes the very functional main level. Upstairs are two spacious bedrooms, one a primary with extra large walk-in closet space that is currently being used as a home office, and the other an equally functional second bedroom ideal for children, guests, or studio space. Also not to be missed is the full dry basement with excellent storage, new insulation, updated 200 amp electrical panel, and enough space for the workshop if desired. Perennial landscaping with extensive blue stone patios and walkways round out the exterior making this the ultimate move-in ready, turnkey package that is so hard to come by these days. Convenience, condition and character. Here you get the AAA village location with full walkability and a special quaint done-for-you home inside and out. New Paltz is home to so many amazing things to do and places to explore. A haven for outdoor enthusiasts, you get thousands of acres of preserved land, world class rock climbing, endless rail trails, local library, pool, parks and access to renowned restaurants and local shops -- all just beyond your front door. Avid runners or cyclists will appreciate all there is to explore and discover. Consistently ranking in the top spots to live in upstate NY, New Paltz is more than just a location—it's a lifestyle. As the current owners embark on a new chapter out of state, the opportunity is yours to start fresh in 2025. This is truly the best of both worlds — all the charm and authenticity of its era, with the peace of mind that comes from meticulous maintenance and quality upgrades. A comfortable floor plan and overall good energy make this an early spring stunner not to be missed. \*\*\* OPEN HOUSE SUNDAY 3/23 from 12-2pm \*\*\*

### Listing Details

Asking Price: \$589,000	Taxes: \$12,093	Status: Pending
Type: Single Family	MLS ID: 20250631	Last Update: 4/9/2025
Added: 24 Day(s) Ago		

### Property Details

Address: 40 Manheim Boulevard	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 1 full, 1 half	Fireplaces: 1	Home Style: Cape Cod
Basement: Full	Year Built: 1947	

### Location Details