



144 Ohioville Road
 New Paltz, NY 12561
 For Sale: \$429,000

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|-----------------|---------------|
| Type: | Single Family |
| MLS#: | 858371 |
| Square Footage: | 2,072 |
| Taxes: | \$11,446 |
| Year Built: | 1975 |

Discover a rare opportunity in the heart of New Paltz—144 S Ohioville Rd is a true gem for investors, homesteaders, and visionaries alike. Set on over 24 bucolic acres across two parcels, including a buildable 21.8-acre lot, this property offers unmatched privacy and lush views. The existing 3-bedroom, 2-bath farmhouse features a walkout basement, a cozy living room with fireplace, a spacious primary suite with en-suite bath and walk-in closet, and two versatile loft spaces—perfect for home offices or creative retreats. With some updates and TLC, the home could be transformed into a charming residence or converted into a duplex-style setup for rental income or multigenerational living. What truly sets this property apart is its legacy: Sunhill Farm operated as a certified organic farm for over 20 years under the Northeast Organic Farming Association of New York (NOFA-NY), cultivating seasonal produce like corn, tomatoes, pumpkins, and asparagus for neighbors and local restaurants. The land remains fertile, serene, and rich with potential for future agricultural use or eco-conscious development. The property is home to the headwaters of the seasonal Swartekill Creek, meandering through a wildlife-rich landscape frequented by wildlife and a vibrant bird population—including nesting Purple Martins. Birdhouses and trails dot the wooded acreage, offering a peaceful connection to nature. Beneath it all lies the Ohioville Aquifer, a vital underground water source held in reserve by the Town of New Paltz. Enjoy the best of both worlds—secluded country living just minutes from the village, parks, shops, trails, and iconic hiking destinations. Ideal for commuters, the location offers quick access to I-87. Metro-North's Poughkeepsie station is just 20 minutes away across the Hudson.

Listing Details

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|-------------------------|-----------------|------------------------|
| Asking Price: \$429,000 | Taxes: \$11,446 | Status: Active |
| Type: Single Family | MLS ID: 858371 | Last Update: 6/18/2025 |
| Added: 52 Day(s) Ago | | |

Property Details

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|-----------------------------|--------------------------|-----------------------|
| Address: 144 Ohioville Road | City: New Paltz | State: NY |
| Zip: 12561 | County: Ulster | Square Footage: 2,072 |
| Total Bedrooms: 3 | Total Bathrooms: 2 full | Total Rooms: 6 |
| Fireplaces: 1 | Home Style: Contemporary | Attic: Scuttle |
| Basement: Unfinished | Siding: Brick | Year Built: 1975 |

Location Details

| | | |
|-----------------------|--------------------|-----------------|
| Lot Size: 24.14 Acres | Driveway: Driveway | Water Front: No |
| Water Access: No | | |

School Details

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

Heating, Cooling, & Utility Details

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|------------------------|------------------|-------------------------|
| Heat Type: Baseboard | Water Type: Well | Sewer Type: Septic Tank |
| Air Conditioning: None | | |