



Hudson Valley Catskill Region MLS

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

Type:	Single Family
MLS#:	20251410
Square Footage:	0
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

Asking Price: \$429,000	Taxes: \$11,446	Status: Active
Type: Single Family	MLS ID: 20251410	Last Update: 6/18/2025
Added: 67 Day(s) Ago		

## Property Details

Address: 144 S. Ohioville Road	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Home Style: Contemporary	Basement: Concrete
Year Built: 1975		

## Location Details

Lot Size: 24.14 Acres	Lot Description: Agricultural, Farm, Many	Driveway: Other
Water Front: No	Water Access: No	

## School Details

School District: New Paltz

## Heating, Cooling, & Utility Details

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

## Broker Details