



26 Brouck Ferris Boulevard

New Paltz, NY 12561

For Sale: \$749,000

Type:	Single Family
MLS#:	866459
Square Footage:	2,450
Year Built:	1996

Offered for the first time by its original owners, this meticulously maintained property is a rare opportunity to own a true sanctuary in the heart of the Hudson Valley. Set against the backdrop of over 500 acres of protected conservation land, the home is privately sited just minutes from downtown New Paltz—offering the perfect balance of seclusion and convenience, with easy access to the NYS Thruway, Metro-North, and Trailways for a direct NYC connection. The grounds are professionally landscaped with flowering trees, stone walls, and a picturesque driveway lined with burning bushes—creating a postcard-worthy arrival experience. Thoughtful upgrades include a new roof, resurfaced driveway, stamped concrete walkways, new oil tank, and an expansive back deck ideal for quiet mornings or entertaining at sunset. Water and electric are accessible in multiple zones throughout the property for added function and flexibility. Inside, you're welcomed by soaring ceilings and oversized windows that flood the space with natural light. The main level offers a seamless flow from the living room to the open kitchen and dining area, and into a stunning four-season sunroom with radiant heat—offering a year-round connection to the outdoors. Upstairs, the home features spacious bedrooms, a secondary sitting area, custom bar, and a dedicated home office. Notable upgrades include a state-of-the-art infrastructure, a top-tier Jacuzzi J-500 spa, updated laundry, and modernized mechanicals. A second structure on the property—a heated garage and workshop—offers excellent potential for creative work, storage, or hobby use. Behind the scenes, the owners' meticulous care shines through: gutters have been routinely cleaned, the septic system has been serviced every three years, and all systems have been kept in top working order. This is more than a home—it's a Hudson Valley lifestyle. With direct access to hiking trails, farm markets, restaurants, and the vibrant energy of New Paltz, it's a property that offers both peace and proximity.

Listing Details

Asking Price: \$749,000	Status: Active	Type: Single Family
MLS ID: 866459	Last Update: 6/5/2025	Added: 14 Day(s) Ago

Property Details

Address: 26 Brouck Ferris Boulevard	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Square Footage: 2,450
Total Bedrooms: 3	Total Bathrooms: 2 full, 1 half	Total Rooms: 10
Fireplaces: 1	Home Style: Contemporary	Attic: Full
Basement: Full	Siding: Frame	Year Built: 1996

Location Details

Lot Size: 2.15 Acres	Driveway: Attached	Water Front: No
Water Access: No		

School Details

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

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
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