HUDSON VALLEY
REAL ESTATE BROKERAGE



# 2295 State Route 32 S
# New Paltz, NY 12561
# For Sale: $1,175,000

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|---|---|
| Type: | Single Family |
| MLS#: | 868482 |
| Square Footage: | 3,176 |
| Taxes: | $15,041 |
| Year Built: | 1940 |

Welcome to Plattekill Brook Farm, a charming 1940 farmhouse featuring four classic barns, creek frontage, and panoramic views of the Shawangunk Ridge. Located just minutes from the heart of New Paltz, the property offers an inspiring countryside setting on 5+ acres with easy access to local farm stands, acclaimed restaurants, and the scenic trails of Minnewaska State Park. The home spans over 3,200 square feet with five bedrooms, two and a half baths, and a flexible layout. On the main floor, the updated eat-in kitchen welcomes gatherings with its working stone fireplace and cathedral ceilings, while the primary suite, living room, and den/office provide a thoughtful separation of space. Just off the kitchen, an Adirondack-style lounge with a wood stove and natural finishes offers a cozy retreat and opens to a large sunroom overlooking the garden. Wide-plank flooring extends through several upstairs bedrooms, offering ample space for family and guests, while a walk-up attic provides convenient storage and potential for future expansion. Outside, enjoy a front-row seat to upstate's incredible sunsets. A gently sloping lawn leads to direct access to the Plattekill Creek, offering peaceful spots to sit, explore, or cool off in the warmer months. A bluestone patio, deck, and porches overlook mature landscaping and the surrounding countryside. Multiple barns dot the property, including a large 3,000-square-foot main barn with a second story and several smaller outbuildings, offering space for storage, farming, creative pursuits, or future development. The property currently operates as a successful, income-producing short-term rental with a proven track record. Whether you're seeking a full-time residence, a weekend retreat, or an income-generating property, Plattekill Brook Farm offers beauty, comfort, and flexibility in equal measure. A rare find just 90 minutes from Manhattan and close to everything that makes New Paltz so desirable.

## Listing Details

Asking Price: $1,175,000
Type: Single Family
Added: 532 Day(s) Ago

Taxes: $15,041
MLS ID: 868482

Status: Active
Last Update: 11/2/2026

## Property Details

Address: 2295 State Route 32 S
Zip: 12561
Total Bedrooms: 5
Fireplaces: 1
Siding: Aluminum Siding

City: New Paltz
County: Ulster
Total Bathrooms: 2 full, 1 half
Home Style: Farm House
Year Built: 1940

State: NY
Square Footage: 3,176
Total Rooms: 13
Basement: Partial

## Location Details

Lot Size: 5.3 Acres
Water Front: No

Lot Description: Back Yard, Front Yard,
Water Access: No

Driveway: Driveway

## School Details

School District: Wallkill
High School: Wallkill

Elementary School: Plattekill

Middle School: John G Borden

## Heating, Cooling, & Utility Details

Heat Type: Baseboard

Water Type: Well

Sewer Type: Septic Tank