



5 Fairview Avenue
New Paltz, NY 12561
For Sale: \$475,000

Type:	Single Family
MLS#:	872483
Square Footage:	1,315
Year Built:	1956

Prime Investment Opportunity in the Heart of New Paltz! Welcome to this spacious and well-maintained 4-bedroom, 2-bathroom home located directly across the street from SUNY New Paltz. This property is a rare find in the Village of New Paltz, offering unbeatable convenience for students, faculty, or investors looking for a high-demand rental. Inside, the home features a large eat-in kitchen with side access to patio/carport and a fully finished basement with brand-new flooring. The second floor is accessed privately through the front door, offering flexible space for additional living, studying, or entertaining. The layout provides both comfort and practicality, making it ideal for college student housing or a primary residence with rental potential. Step outside and you're just minutes from the vibrant Main Street, where you'll find local restaurants, shops, cafes, and nightlife. Enjoy everything that this walkable college town has to offer right at your doorstep. Whether you're a parent investing in a place for your student, a first-time homebuyer, or a savvy investor, this home is a move-in ready, income-generating opportunity in one of the most desirable locations in New Paltz.

Listing Details

Asking Price: \$475,000	Status: Active	Type: Single Family
MLS ID: 872483	Last Update: 6/5/2025	Added: 34 Day(s) Ago

Property Details

Address: 5 Fairview Avenue	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Square Footage: 1,315
Total Bedrooms: 4	Total Bathrooms: 2 full	Total Rooms: 8
Home Style: Cape Cod	Attic: None	Basement: Finished
Siding: Brick	Year Built: 1956	

Location Details

Lot Size: 0.18 Acres	Water Front: No	Water Access: No
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School Details

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

Heating, Cooling, & Utility Details

Heat Type: Oil	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Wall/Window Unit(s)		

Broker Details

Coldwell Banker Village Green	Dawn Passante
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