



16 High Pasture Road  
New Paltz, NY 12561  
For Sale: \$2,500,000

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 20252581      |
| Square Footage: | 0             |
| Taxes:          | \$21,599      |
| Year Built:     | 2001          |

Modern Sophistication Rooted in Timeless Design with Iconic Tower Views on 5 Secluded Acres. Imagine waking each morning to Mohonk's legendary Smiley Tower gracing your western horizon, while golden sunsets create nature's daily canvas that has drawn artists to the Hudson Valley for generations. Your front-row seat to this natural theater sits on five pristine acres where only birdsong and wind through trees break the silence. Tucked away yet minutes from New Paltz's vibrant heart, this masterpiece jewel sits along the storied Testimonial Gatehouse Path of the Mohonk Preserve. Cedar shake siding weathers beautifully against seasons while classic architectural lines define the home's distinctive character—a sanctuary that feels utterly private yet perfectly linked to the Hudson Valley's most coveted landscape. Step through the front door as a wall of glass transforms the great room into a living gallery where mountain vistas change with light throughout the day. Indoor and outdoor living merge seamlessly—from the kitchen's expansive island where friends naturally gather, to the covered front porch where morning coffee tastes better, to the sprawling back porch where Ipe wood feels warm beneath bare feet and every dinner becomes celebration. Wide steps cascade gracefully down to the shaded backyard where a fire pit sits encircled by sleek modern Adirondack chairs, creating perfect gathering spots for evening conversations under stars. The custom Apuzzo kitchen serves as culinary command center with preserved meadow views as backdrop. Every detail whispers thoughtful luxury: new oak floors glowing with radiant warmth, designer lighting creating perfect ambiance, exquisite new interior doors with porcelain knobs that feel like jewelry in your hands. The primary suite's dedicated wing offers personal haven with walk-in closet, spa-like ensuite bath, and versatile office space doubling as home gym. French doors open directly onto the back porch where mountain views work magic during evening wine or morning yoga. Even practical elements elevate to art. The mudroom welcomes with custom cabinetry and built-in storage making everyday life effortless, while the adjacent laundry room captures incredible views and includes dedicated dog washing station. The whole-house triple filtration system with reverse osmosis ensures every drop of water—drinking, showering, washing—stays pure as mountain air outside. Upstairs, two generously proportioned bedrooms and full bath create perfect family or guest spaces, with unfinished area awaiting your vision—perhaps home theater, art studio, or that dreamed-of reading nook. Where the Mohonk Preserve becomes your backyard and the fabled tower stands sentinel over daily life, you'll understand why some places transcend addresses to become destinies waiting to be claimed. Complete bespoke custom renovation within two years: custom Apuzzo kitchen, new oak floors throughout, new interior doors with premium hardware, freshly sealed Ipe decking, brand-new roof protecting house and garage, propane radiant heat with electric backup, zoned AC, automated irrigation system, invisible fence letting pets roam free.

## Listing Details

|                           |                  |                        |
|---------------------------|------------------|------------------------|
| Asking Price: \$2,500,000 | Taxes: \$21,599  | Status: Active         |
| Type: Single Family       | MLS ID: 20252581 | Last Update: 6/29/2025 |
| Added: 24 Day(s) Ago      |                  |                        |

## Property Details

|                                 |                  |                          |
|---------------------------------|------------------|--------------------------|
| Address: 16 High Pasture Road   | City: New Paltz  | State: NY                |
| Zip: 12561                      | County: Ulster   | Total Bedrooms: 3        |
| Total Bathrooms: 2 full, 1 half | Fireplaces: 1    | Home Style: Contemporary |
| Basement: Full                  | Year Built: 2001 |                          |

## Location Details

|                   |  |                    |
|-------------------|--|--------------------|
| Lot Size: 5 Acres | Lot Description: Corner Lot, Landscaped, | Driveway: Driveway |
| Water Front: No   | Water Access: No                         |                    |