



**116 South Street  
Rosendale, NY 12472  
For Sale: \$199,000**

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Type: Single Family  
MLS#: 891904  
Square Footage: 1,440  
Taxes: \$5,165  
Year Built: 1970

Take advantage of this sweet buildable lot in the heart of Rosendale. Located in a charming residential neighborhood above the Rondout Creek, this .18 acre parcel is already connected to municipal water and sewer. The existing 3BR/1BA ranch, while it has been a beloved family home for generations, has fallen into disrepair. It will most likely need to be removed in order to build a small, efficient dream home. Let your imagination run wild! The property has two level sites with a small slope between- perfect conditions for a walkout basement and deck. The private backyard is a canvas for creative landscape design. Plenty of room for a fire pit, hot tub & gardens. There's always something to enjoy within walking distance as well. Walk to Main Street with its plethora of tasty local restaurants & quirky shops. Explore miles of hiking trails around Williams Lake. Take a jog or bike ride on the nearby Wallkill Rail Trail. Visit the pool, playground, tennis & basketball courts at Rosendale Recreation Center just down the street. A convenient midpoint between Kingston and New Paltz, Rosendale offers everything an upstate town can provide: beauty, community, food, music & more. Estate sale as is. Cash or construction loan only.

### **Listing Details**

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Asking Price: \$199,000  
Type: Single Family  
Added: 213 Day(s) Ago

Taxes: \$5,165  
MLS ID: 891904

Status: Active  
Last Update: 2/7/2026

### **Property Details**

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Address: 116 South Street  
Zip: 12472  
Total Bedrooms: 3  
Home Style: Ranch  
Siding: Frame

City: Rosendale  
County: Ulster  
Total Bathrooms: 1 full  
Attic: None  
Year Built: 1970

State: NY  
Square Footage: 1,440  
Total Rooms: 6  
Basement: Full

### **Location Details**

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Lot Size: 0.18 Acres  
Water Front: No

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

Driveway: Carport

### **School Details**

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School District: Rondout Valley  
High School: Rondout Valley

Elementary School: Marletown

Middle School: Rondout Valley Junior

### **Heating, Cooling, & Utility Details**

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Heat Type: Electric  
Air Conditioning: Wall/Window Unit(s)

Water Type: Public

Sewer Type: Septic Tank

### **Broker Details**