



Hudson Valley Catskill Region MLS

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

Type: Single Family
MLS#: 20253118
Square Footage: 0
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 mid-point between Kingston and New Paltz, Rosendale offers everything a vibrant upstate town provides: beauty, community, food, music & more. Estate sale as is. Cash or construction loan only.

Listing Details

Asking Price: \$199,000	Taxes: \$5,165	Status: Active
Type: Single Family	MLS ID: 20253118	Last Update: 1/6/2026
Added: 213 Day(s) Ago		

Property Details

Address: 116 South Street	City: Rosendale	State: NY
Zip: 12472	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full	Total Rooms: 6	Home Style: Ranch
Basement: Block	Siding: Frame	Year Built: 1970

Location Details

Lot Size: 0.18 Acres	Lot Description: Back Yard, Few Trees,	Driveway: On Site
Water Front: No	Water Access: No	

School Details

School District: Rondout Valley	Elementary School: Marbletown
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Heating, Cooling, & Utility Details

Heat Type: Electric	Water Type: Public	Sewer Type: Septic Tank
Air Conditioning: Window Unit(s)		

Broker Details

BHHS HUDSON VALLEY PROP-NP

Lindsey Arnold