



1520 Ny-213
 High Falls, NY 12440
 For Sale: \$875,000

Type:	Single Family
MLS#:	20253734
Square Footage:	0
Taxes:	\$12,331
Year Built:	1957

Offered for the very first time, this lovingly built and maintained 1950s ranch with full walk up attic, sits on 2.65 picturesque acres and delivers sweeping views of the Shawangunk Mountain Ridge from the front and the Catskills from back of the home. Elevated far off the road behind a meandering driveway, the property offers a sense of privacy, tranquility and space, with a front lawn that feels like a private park and a backyard that invites you to slow down and stay a while. The 2,314 sq ft home features 3 bedrooms and 3 full baths, with generous living spaces and easy, one-level living. The living room is anchored by a classic wood-burning fireplace flanked by built-ins and windows that let in natural light and frame the expansive landscape outside. Lovingly preserved and always meticulously maintained, this home offers a timeless interior that can be enjoyed as-is or reimagined to provide a great canvas for future vision plus your personal touch. A basement area, easily brought to life with the benefit of the 3rd full bath, and second fireplace, connects to the drive-under oversized two-car garage for practical access and extra flexibility. The full walk up "attic" provides additional, convenient storage and potential future living space, if desired. The real showstopper here is the backyard: secluded and peaceful with a manicured lawn, curated gardens, and a sparkling in-ground pool — all surrounded by mature trees for extra privacy set against the backdrop of the sky and the Catskill Mountains in the distance, create an experience ideal for both relaxing and entertaining. Whether it's morning coffee on the porch, volleyball on the lawn or an afternoon by the pool, the outdoor spaces here invite every kind of enjoyment. Located just minutes from the charming hamlets of High Falls and Stone Ridge, you're close to local shops, farm stands, restaurants, and trailheads — yet set apart enough to savor the stillness. This is a very rare opportunity to own a property with privacy, space, views, and limitless potential in one of the most scenic corners of the Hudson Valley. Please note, the Trustee will review all offers on Monday, September 8th. Please submit by 3pm.

Listing Details

Asking Price: \$875,000	Taxes: \$12,331	Status: Active
Type: Single Family	MLS ID: 20253734	Last Update: 8/27/2025
Added: 30 Day(s) Ago		

Property Details

Address: 1520 Ny-213	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 3 full	Total Rooms: 6	Fireplaces: 2
Home Style: Ranch	Basement: Block	Year Built: 1957

Location Details

Lot Size: 2.65 Acres	Lot Description: Cleared, Few Trees,	Driveway: Driveway
Water Front: No	Water Access: No	

School Details

School District: Rondout Valley

Heating, Cooling, & Utility Details

Heat Type: Hot Water	Water Type: Private
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