



86 State Route 32
New Paltz, NY 12561
For Sale: \$949,000

Type:	Single Family
MLS#:	910221
Square Footage:	2,000
Year Built:	1900

Step into this one-of-a-kind, converted barn where where rustic charm meets historic character just minutes from the charming Village of New Paltz. Set on 1.36 scenic acres, this three-bedroom, two-bathroom home blends timeless history with inviting warmth, offering both character and flexibility for modern living and potential for so much more! Inside, you'll be welcomed by exposed hand-hewn beams, rich woodwork, and an abundance of natural light from south-facing windows perfect for houseplants and cozy mornings. The wood-burning stove adds ambiance to the spacious living room, while the lower level features a two-room woodshop, ideal for hobbyists or creatives. Upstairs, discover three additional bedrooms, a second full bath featuring a stunning skylight above the shower, and a generous recreation room complete with sprawling windows, a pool table, and a built-in bar—perfect for entertaining or relaxing. Outside, enjoy a fenced-in garden bed alongside the original Huguenot stone wall, a nod to the town's rich heritage dating back to 1678. A private pond adds serenity to the picturesque backyard. The home includes a partially started in-law suite, offering potential for multi-generational living or guest accommodations. Located in the heart of the Hudson Valley, you'll be surrounded by endless opportunities for outdoor adventure and cultural exploration. Explore the Mohonk Preserve and Minnewaska State Park, enjoy farm-to-table dining, visit The Dorsky Museum at SUNY New Paltz, or spend the day at the Mohonk Mountain House or Wildflower Farms Auberge Resort. Apple picking, river views, and vibrant community life await just minutes from your door. This is more than a home—it's a piece of Hudson Valley history, waiting for your next chapter.

Listing Details

Asking Price: \$949,000	Status: Active	Type: Single Family
MLS ID: 910221	Last Update: 2/7/2026	Added: 170 Day(s) Ago

Property Details

Address: 86 State Route 32	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Square Footage: 2,000
Total Bedrooms: 3	Total Bathrooms: 2 full	Total Rooms: 5
Attic: Full	Basement: Full	Siding: Frame
Year Built: 1900		

Location Details

Lot Size: 1.36 Acres	Water Front: No	Water Access: No
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School Details

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

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Wall/Window Unit(s)		

Broker Details