



**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: 212 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 |
|----------------------|-----------------|------------------|

**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**