



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 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
MLS ID: 910221

Status: Active
Last Update: 2/7/2026

Type: Single Family
Added: 170 Day(s) Ago

Property Details

Address: 86 State Route 32
Zip: 12561
Total Bedrooms: 3
Attic: Full
Year Built: 1900

City: New Paltz
County: Ulster
Total Bathrooms: 2 full
Basement: Full

State: NY
Square Footage: 2,000
Total Rooms: 5
Siding: Frame

Location Details

Lot Size: 1.36 Acres

Water Front: No

Water Access: No

School Details

School District: New Paltz
High School: New Paltz

Elementary School: Lenape

Middle School: New Paltz

Heating, Cooling, & Utility Details

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

Water Type: Well

Sewer Type: Septic Tank

Broker Details