



Hudson Valley Catskill Region MLS

46 Shivertown Road
 New Paltz, NY 12561
 For Sale: \$459,000

Type:	Single Family
MLS#:	20254900
Square Footage:	0
Taxes:	\$9,202
Year Built:	1983

This handsome, well-maintained 3 bedroom saltbox is set on 4.5 acres of property to explore and enjoy. The backyard gently slopes away from the house -- open, grassy and shaded by a beautiful mature oak. Further down, beyond the backdrop of trees, is the entrance to a pathway that winds through the wooded part of the property, running past a small pond, along an old rock wall, and over a seasonal creek. Camping on your own property is fun in this woodland paradise. Closer to the house, the little kitchen garden holds flowers, herbs, and veggies to bring inside. The front entry porch is enclosed and used for a mudroom. Off the downstairs hall there's a coat closet, a bedroom, the kitchen and half-bathroom, and a living/dining area that is open to the second floor above. Upstairs there are two bedrooms and a shared full bathroom between them. The aesthetic is clean, simple and homey, with laminate flooring and pine trim throughout. The basement is large and dry, used for laundry, a workshop, and storage, including a separate root cellar. A woodstove in the basement provides lots of warmth that naturally rises throughout the house in the colder months. At the top of the basement stairs, is a door to the brightly painted covered side porch, which faces west. Just a 5 minute drive to the shops and restaurants of Main Street New Paltz for all the necessities. Call to book a showing today!

Listing Details

Asking Price: \$459,000	Taxes: \$9,202	Status: Active
Type: Single Family	MLS ID: 20254900	Last Update: 10/7/2025
Added: 8 Day(s) Ago		

Property Details

Address: 46 Shivertown Road	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full, 1 half	Home Style: Salt Box	Basement: Full
Siding: Vinyl Siding	Year Built: 1983	

Location Details

Lot Size: 4.5 Acres	Lot Description: Back Yard, Landscaped,	Driveway: Driveway
Water Front: No	Water Access: No	

School Details

School District: New Paltz

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Ductless		

Broker Details

Church Street Realty Services	Keith Woodburn
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