



Hudson Valley/Catskill Region MLS

**28 North Manheim Boulevard  
New Paltz, NY 12561  
For Sale: \$538,000**

---

Type: Single Family  
MLS#: 20255518  
Square Footage: 0  
Taxes: \$8,870  
Year Built: 1939

Existing cape home can be expanded. with dormers in the upstairs or in the walk out basement. Add an ADU for ideal for family or others. Ready to be developed. This property with its large .48 acres is zoned R2 which allows for two families, adu's in a number of configurations. This is an excellent investment property for a creative developer. Add bedrooms, additions, potential for subdivision and more.

### **Listing Details**

---

Asking Price: \$538,000  
Type: Single Family  
Added: 112 Day(s) Ago  
Taxes: \$8,870  
MLS ID: 20255518  
Status: Active  
Last Update: 1/17/2026

### **Property Details**

---

Address: 28 North Manheim Boulevard  
Zip: 12561  
Total Bathrooms: 1 full  
Siding: Vinyl Siding  
City: New Paltz  
County: Ulster  
Home Style: Cape Cod  
Year Built: 1939  
State: NY  
Total Bedrooms: 3  
Basement: Full

### **Location Details**

---

Lot Size: 0.48 Acres  
Water Front: No  
Lot Description: Subdivide Possible  
Water Access: No  
Driveway: Paved

### **School Details**

---

School District: Newpaltz  
Elementary School: Duzine

### **Heating, Cooling, & Utility Details**

---

Heat Type: Baseboard  
Water Type: Public  
Sewer Type: Public Sewer

### **Broker Details**

---

Professional Realty Group  
Laurie Dellavilla Miller