



**89 Cottekill Road**  
**Rosendale, NY 12472**  
**For Sale: \$195,000**

Type:	Single Family
MLS#:	944720
Square Footage:	1,669
Year Built:	1930

Set on a manageable parcel along Cottekill Road, this modest property offers a genuine opportunity for someone ready to roll up their sleeves. The home is in need of updates, but the bones suggest something special—most notably a grand, double-height living room that brings light and a sense of openness rarely found at this scale. With some imagination, the layout could be reworked into a quaint and truly unique home. The modest lot keeps outdoor maintenance simple, letting you focus your time and energy on shaping the house itself. The location is a standout: tucked between the O&W Rail Trail and the Walkill Valley Rail Trail, it's especially appealing for those who enjoy walking, biking, and time outdoors. From here, it's also an easy drive to Kingston, High Falls, Rosendale, Stone Ridge, and New Paltz. Priced to reflect the work ahead, this is a realistic entry point for a renovation project or investment. Hills Lane is a private road with a Right of Way that provides access to 89 Cottekill Rd. Please be respectful of our neighbors on Hills Lane and only use it to come and go from the property. We're grateful for you not parking on Hills Lane.

### Listing Details

Asking Price: \$195,000	Status: Active	Type: Single Family
MLS ID: 944720	Last Update: 12/17/2025	Added: 17 Day(s) Ago

### Property Details

Address: 89 Cottekill Road	City: Rosendale	State: NY
Zip: 12472	County: Ulster	Square Footage: 1,669
Total Bedrooms: 5	Total Bathrooms: 2 full	Total Rooms: 6
Home Style: Colonial	Attic: None	Siding: Frame
Year Built: 1930		

### Location Details

Lot Size: 0.2 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

### School Details

School District: Rondout Valley	Elementary School: Marbletown	Middle School: Rondout Valley Junior
High School: Rondout Valley		

### Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: None		

### Broker Details

Compass Greater NY, LLC	Jamie Corts
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