HUDSON VALLEY
REAL ESTATE BROKERAGE



15 Unity Lane
New Paltz, NY 12561
For Sale: $2,295,000

Type:	Single Family
MLS#:	20260659
Square Footage:	0
Taxes:	$14,178
Year Built:	1988

A rare opportunity in the Town of New Paltz, anchored by a substantial 4,200+ sq ft residence that includes a fully self-contained accessory 1-bedroom ADU apartment, coupled with a unique development opportunity. The existing 2,900+ sq ft home (built in 1988), combined with the 1,300 sq ft apartment (1991) above the garage, offers over 4,200 sq ft of functional living space. Designed with multiple gathering areas, flexible rooms, and generous proportions throughout, the home balances openness with defined spaces. Hardwood floors, a stone fireplace anchoring the living room, well-placed skylights that draw in natural light, and expansive wraparound decking and covered front porch and decking on nearly all sides create a strong architectural presence. Multiple upper-level balcony decks extend the living space outdoors. The two-bay garage features radiant-heated floors, and several additional outbuildings provide substantial storage and utility. With such a solid structure, only personalization remains. This impressive home and property work well, not only as a primary residence, but also as an investment property, family compound, or development headquarters. The land itself is equally compelling. Bordered on two sides by municipal recreational lands, including the Ulster County Fairgrounds and the Town of New Paltz Field of Dreams athletic fields, with the Ulster County Pool is also within walking distance. Just minutes away, the River to Ridge Trail connects the Village directly to the Mohonk Preserve, known for world-class rock climbing and thousands of acres of protected landscape. The region is further linked by the Empire State Trail, reinforcing New Paltz's reputation as a haven for outdoor enthusiasts. The property offers an uncommon blend of privacy and proximity to community amenities. Mature plantings, extensive gardens, and beautiful grounds surrounding the home. Set on 42 wooded acres with attractive 1.5 acre zoning, the property supports the potential creation of approximately 14-16 residential building lots. Depending on final layout and engineering, lot sizes could range from 1.5 to 2.5 acres, allowing flexibility in density, design, and long-term positioning. The scale lends itself to a thoughtful mix of private building parcels, roadway infrastructure, and preserved buffer acreage. Underground utilities have already been extended to serve initial future lots, offering a meaningful head start and significantly reducing upfront infrastructure investment. Located minutes from the Village, and approximately 30 minutes from Metro-North rail service, this offering combines scale, zoning, infrastructure, and location in a way that is increasingly rare in Ulster County. Large expansive well zoned parcels of this size and location rarely come to market.

Listing Details

Asking Price: $2,295,000
Type: Single Family
Added: 267 Day(s) Ago

Taxes: $14,178
MLS ID: 20260659

Status: Active
Last Update: 9/9/2026

Property Details

Address: 15 Unity Lane
Zip: 12561
Total Bathrooms: 3 full, 1 half
Basement: Full

City: New Paltz
County: Ulster
Fireplaces: 1
Year Built: 1988

State: NY
Total Bedrooms: 4
Home Style: Colonial

Location Details

Lot Size: 42.5 Acres
Water Front: No

Lot Description: Back Yard, Front Yard,
Water Access: No

Driveway: Garage Faces Side

School Details