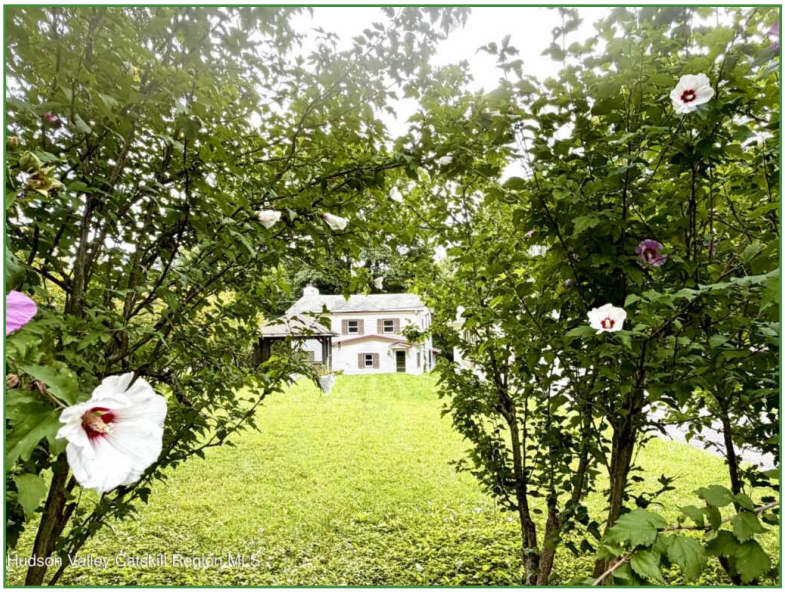
HUDSON VALLEY
REAL ESTATE BROKERAGE



1232 Old Ford Circle
New Paltz, NY 12561
For Sale: $399,000

Type:	Single Family
MLS#:	20261294
Square Footage:	0
Taxes:	$9,684
Year Built:	1950

*** OPEN HOUSE 10/31 SATURDAY 12-2pm *** ONE OF THE MOST COMPELLING WATERFRONT OPPORTUNITIES IN THE AREA. NOW 399,000. Waterfront properties in the Hudson Valley are limited. Finding one with direct river access, beautiful water views, and a location just minutes from the Village of New Paltz at this price point is exceptionally rare. With its latest price adjustment, this Wallkill Riverfront home presents an opportunity that's increasingly difficult to overlook. Inside, the home feels comfortable and welcoming, with living spaces oriented toward the river. A more intimate first-floor living room offers a cozy place to unwind, with windows that keep the water quietly in view. The layout is practical and flexible, with three bedrooms and two full baths, including a first-floor bedroom and bath. Just off that bath is a dedicated laundry room, a welcome convenience not always found in homes of this era. Upstairs, a spacious second living room with a full stone fireplace and elevated river views presents an especially intriguing opportunity. While perfectly suited for use as an additional gathering space, home office, or private retreat, the room could be an ideal candidate for conversion into a generous primary bedroom suite with an ensuite bath. Imagine waking up to views of the Wallkill River, with the warmth and character of a stone fireplace anchoring your own private sanctuary. It's the kind of flexibility that allows a home to evolve with its next owner. Step outside and the setting becomes the focal point. The property opens directly to the Wallkill River, with space to relax, launch a kayak, or simply spend time by the water's edge. And while riverfront living naturally raises questions about proximity to the water, the home's setting deserves a closer look. Situated approximately 40 feet above the river's edge, the house enjoys a notably elevated position, an important distinction that may not be immediately apparent from photographs or a map. The location ties it all together. The Village of New Paltz, with its restaurants, shops, and everyday conveniences, is just minutes away. Nearby, the Wallkill Valley Rail Trail connects to the River to Ridge Trail, leading through the Village toward the Mohonk Preserve and miles of protected open space. The home is comfortable, functional, and ready to be enjoyed as it stands. While cosmetic improvements could further enhance its appeal, there's no need to take on a renovation project before moving in. For buyers who appreciate the opportunity to make thoughtful updates over time, the newly reduced price makes the proposition even more attractive. Whether envisioned as a full-time residence or weekend escape, finding this combination of waterfront access, river views, flexible living space, and proximity to New Paltz and the surrounding Hudson Valley communities at this price is no easy task. The sellers are motivated, recognize the opportunity this new price presents, and welcome reasonable offers. *** OPEN HOUSE 10/31 SATURDAY 12-2pm ***

Listing Details

Asking Price: $399,000
Type: Single Family
Added: 225 Day(s) Ago

Taxes: $9,684
MLS ID: 20261294

Status: Active
Last Update: 10/28/2026

Property Details

Address: 1232 Old Ford Circle
Zip: 12561
Total Bathrooms: 2 full
Basement: Interior Entry

City: New Paltz
County: Ulster
Total Rooms: 12
Year Built: 1950

State: NY
Total Bedrooms: 3
Home Style: Cottage

Location Details

Lot Size: 0.38 Acres
Water Access: No

Lot Description: Back Yard, Front Yard,

Water Front: No