



1232 Old Ford Circle
New Paltz, NY 12561
For Sale: \$529,000

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

Waterfront access in the Hudson Valley is limited. Finding it this close to the Village of New Paltz, at this price point, is even rarer. Inside, the home feels comfortable and grounded, with its living spaces oriented toward the river. A more intimate main living room on the first floor 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 thoughtful upgrade that avoids the typical basement setup often found in homes of this era. Upstairs is where things open up. A larger second living room with a full stone fireplace and elevated river views creates a completely different experience of the home. It works naturally as a separate gathering space, but also presents a clear opportunity to reimagine it as a primary bedroom suite with an ensuite bath. For those looking to bring all bedrooms upstairs, this transition would be both straightforward and impactful. Step outside and the setting takes over. The property opens directly to the Wallkill River, with space to relax, launch a kayak, or simply sit by the water's edge. There's an ease to being here, where the sound of the river becomes part of the rhythm of the day and time tends to move a little differently. The location ties it all together. The Village, with its restaurants, shops, and everyday conveniences, is just minutes away, while nearby trails and preserves complete the outdoor lifestyle. The Wallkill Valley Rail Trail is nearby and connects seamlessly to the River to Ridge Trail, leading from the Village into the Mohonk Preserve. It's entirely possible to head out for a ride or walk from close to home, pass through town, and continue on into protected land and miles of trails without needing a car. Whether used as a full-time residence or a weekend retreat, the balance of access and setting here is hard to replicate. Opportunities like this, where water, views, location, and potential all converge, usually don't last. If you're looking for a certain type of stillness that often only comes with being on the water, this one might be for you. Additional 0.384 acres across the street also available for sale, see MLS # 20261346

Listing Details

Asking Price: \$529,000	Taxes: \$9,684	Status: Active
Type: Single Family	MLS ID: 20261294	Last Update: 4/24/2026
Added: 25 Day(s) Ago		

Property Details

Address: 1232 Old Ford Circle	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Total Rooms: 12	Home Style: Cottage
Basement: Interior Entry	Year Built: 1950	

Location Details

Lot Size: 0.38 Acres	Lot Description: Back Yard, Front Yard,	Water Front: No
Water Access: No		

School Details

School District: New Paltz

Heating, Cooling, & Utility Details