



1232 Old Ford Circle
 New Paltz, NY 12561
 For Sale: \$499,000

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

*** OPEN HOUSE 6/13 SATURDAY 11-1pm *** 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, a larger second living room with a full stone fireplace and elevated river views creates a distinctly different atmosphere from the main level. Whether used as an additional gathering space, home office, studio, or private retreat, it adds flexibility and character that is increasingly hard to find in homes at this price point. 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. The connection to the river gives the home a sense of calm and separation from the pace of everyday life. 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 possible to head out for a ride or walk from close to home, pass through town, and continue 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 river access, views, location, and flexibility here is difficult to replicate at this price point. Properties this close to the Village with direct access to the Wallkill River rarely come to market. For buyers drawn to water, trails, and a quieter connection to the outdoors, the setting here offers something increasingly difficult to find near the Village. *** OPEN HOUSE 6/13 SATURDAY 11-1pm ***

Listing Details

Asking Price: \$499,000	Taxes: \$9,684	Status: Active
Type: Single Family	MLS ID: 20261294	Last Update: 6/9/2026
Added: 72 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

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
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