



10 Wurts Avenue  
New Paltz, NY 12561  
For Sale: \$785,000

Type:	Single Family
MLS#:	20261806
Square Footage:	0
Taxes:	\$12,395
Year Built:	1890

On a tree-lined street in the heart of New Paltz Village, 10 Wurts Avenue is an 1890 Victorian with exactly the kind of character that never gets built anymore. Original woodwork, pocket doors, two staircases, and period proportions, plus an income-producing ADU tucked behind it. Covered porch, classic gabled silhouette, sunlit rooms inside: a house that's been genuinely loved, and it shows. Through the front door, a slate-floored entry anchors the main staircase as it climbs to the second floor. From there, the house unfolds with the easy rhythm of a true Victorian. A generously sized double parlor, one of the home's signature features, opens off the entry. The sun-drenched front parlor is made for plants, books, and slow mornings, connected through original pocket doors to the back parlor, where a fireplace sits opposite a wall of built-in bookshelves. Slide the pocket doors open for one expansive entertaining space; slide them closed for two distinct, beautifully proportioned rooms - the kind of architectural move new construction simply can't replicate. Beyond the parlors, a formal dining room with plenty of windows and a door to the side porch holds the home's second staircase - tucked back in classic Victorian fashion, with its own landing at the opposite end of the upstairs hall. It's a room built for long dinners and candlelight. The dining room opens into the true heart of the house: an oversized kitchen with genuine French bistro energy - the kind of space where cooking, casual meals, and hanging out with friends all happen at once. Walk-in pantry, original built-in spice cabinet, room for a small table and chairs. Out the back door, a covered porch leads into a brick-paved, fenced courtyard with a firepit and mature flowering trees - your own private garden for summer suppers, morning coffee, and late nights under the stars. The brick hardscape keeps upkeep easy. A full bath just off the kitchen rounds out the first floor. The second floor is where this home's Victorian bones really come into their own: A generous primary bedroom with an oversized walk-in closet (smartly converted from an adjacent bedroom), connected via original pocket doors to another bedroom. Open the doors for a full suite with nursery, home office, yoga space, or dressing room; close them and each room stands alone, with its own door to the hallway. Tandem bedrooms in the classic Victorian tradition - one room flows into the next - ideal for siblings, a guest suite, or a bedroom with an adjoining study or nursery. An additional bedroom across the hall, currently a home office - equally at home as a guest room, reading room, or dedicated studio. Stairs up to a huge finished attic - serious extra space plus ample dedicated storage. Playroom, rec room, screening room, work-from-home sanctuary: take your pick. All told, 2,722 square feet across two sunny stories (plus that finished attic), layered with the kind of detail you don't find in new builds: tall ceilings, original woodwork, warm patina. A full basement adds workshop and storage space. Out front, a covered porch and two open decks give you a front-row seat to Village life - coffee in the morning, dinners al fresco, first snow of the season drifting past the sidewalk. Behind the main house, a thoughtfully designed 650 sq ft barn apartment is already working as an income-producing rental. With a full kitchen and a lofted bedroom, it lives as a true one-bedroom retreat - intimate, character-rich, and exactly the kind of stay New Paltz visitors are after. Demand runs year-round here: climbers, leaf-peepers, parents visiting SUNY, wedding guests from the surrounding wineries. Keep it as a short-term rental, lease it long-term, set up a creative studio, host family, or claim it as the ultimate work-from-home escape. Few Village homes come with this kind of built-in optionality. Plus the Gunks - Mohonk, Minnewaska, world-class hiking and views - all minutes away.

**Listing Details**

Asking Price: \$785,000	Taxes: \$12,395	Status: Active
Type: Single Family	MLS ID: 20261806	Last Update: 4/23/2026
Added: 4 Day(s) Ago		

**Property Details**

Address: 10 Wurts Avenue	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 5
Total Bathrooms: 2 full	Fireplaces: 1	Home Style: Victorian
Basement: Full	Siding: Wood Siding	Year Built: 1890