



96 Bruceville Road  
New Paltz, NY 12440  
For Sale: \$3,500

Type:	Rental
MLS#:	996973
Square Footage:	1,932
Year Built:	1900

Available August 1st! Experience the charm of Hudson Valley living in this beautifully updated farmhouse, located on scenic Bruceville Road, High Falls, directly across from the Rondout Creek. Just a short walk to the village, this fully furnished 3-bedroom, 2.5-bath home offers the perfect blend of historic character and modern comfort. Inside, you'll find spacious rooms, hardwood floors, abundant natural light, and a thoughtfully updated kitchen with modern appliances. The home features a welcoming living space, a bright sunroom overlooking the backyard, first-floor laundry with washer and dryer, and a classic rocking-chair front porch, and lovely back sunroom perfect for relaxing after a long day. Upstairs offers three generously sized bedrooms and two full bathrooms, while the surrounding property provides privacy, including a spacious backyard, and the peaceful feel High Falls is known for. Plenty of room in the driveway for cars as well. Ideally located just minutes to Rosendale, Mohonk, New Paltz, hiking trails, local restaurants, and everything the Hudson Valley has to offer. Lease Terms: • \$3,500/month • One-year lease required • Tenant responsible for utilities, lawn care, and snow removal • Security deposit equal to one month's rent • Pets considered (subject to approval/additional terms) • No smoking • Rental application, proof of income, and background/credit screening required A rare opportunity to enjoy country living with village convenience in one of Ulster County's most desirable hamlets.

### Listing Details

Asking Price: \$3,500	Status: Active	Type: Rental
MLS ID: 996973	Last Update: 5/28/2026	Added: 33 Day(s) Ago

### Property Details

Address: 96 Bruceville Road	City: New Paltz	State: NY
Zip: 12440	County: Ulster	Square Footage: 1,932
Total Bedrooms: 3	Total Bathrooms: 2 full, 1 half	Total Rooms: 10
Home Style: Farm House	Attic: None	Siding: Frame
Year Built: 1900		

### Location Details

Lot Size: 0.74 Acres	Driveway: Detached	Water Front: No
Water Access: No		

### School Details

School District: Rondout Valley	Elementary School: Marbletown	Middle School: Rondout Valley Junior
High School: Rondout Valley		

### Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Well	Sewer Type: Septic Tank
Air Conditioning: Ductless		

### Broker Details