



86 State Route 32
New Paltz, NY 12561
For Sale: \$849,000

Type:	Single Family
MLS#:	998076
Square Footage:	1,996
Year Built:	1900

Built in 1831, nearly thirty years before the Civil War, this extraordinary converted barn is a rare opportunity to own a true piece of Hudson Valley history in the heart of New Paltz. Set on 1.36 scenic acres just minutes from the vibrant Village of New Paltz, this one-of-a-kind property combines historic character, rustic charm, and unmatched potential with an incredible 9,000 square feet of total space. Offering approximately 2,000 square feet of finished living space and an additional 6,000 square feet already framed and ready for future expansion, the possibilities here are nearly endless. Whether you envision a sprawling private residence, artist retreat, multi-generational compound, creative workspace, wellness destination, or income-producing opportunity, this property delivers a level of flexibility and scale rarely found in New Paltz real estate. Inside the finished portion of the home, timeless craftsmanship takes center stage with exposed hand-hewn beams, rich woodwork, high ceilings, and abundant natural light pouring through south-facing windows. The inviting living room is anchored by a cozy wood-burning stove, creating warmth and ambiance throughout the seasons. The home features three bedrooms, along with two full bathrooms designed to blend comfort and character. The upper level offers additional living and entertaining space, including a spacious recreation room with sprawling windows, a built-in bar, and a pool table area perfect for hosting gatherings or simply relaxing while overlooking the surrounding landscape. A stunning skylight above the upstairs shower fills the second bathroom with natural light, while the lower level includes a two-room woodshop ideal for artists, makers, hobbyists, or additional studio space. Outside, the property continues to impress with a private pond, picturesque grounds, and a fenced garden bed set alongside the original Huguenot stone wall, a remarkable nod to the region's deep history dating back to the 1600s. Located in the heart of the Hudson Valley, this property places you moments from some of the area's most sought-after destinations and outdoor attractions, including the Mohonk Preserve, Minnewaska State Park, Mohonk Mountain House, and Wildflower Farms Auberge Resort. Enjoy hiking, biking, climbing, farm-to-table dining, wineries, orchards, the SUNY New Paltz community, and the vibrant energy of one of the Hudson Valley's most beloved towns. With historic significance, unmatched square footage, extraordinary expansion potential, and an unbeatable New Paltz location, this is far more than a home. It is a once-in-a-generation opportunity to create something truly exceptional in the Hudson Valley.

Listing Details

Asking Price: \$849,000	Status: Active	Type: Single Family
MLS ID: 998076	Last Update: 6/27/2026	Added: 50 Day(s) Ago

Property Details

Address: 86 State Route 32	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Square Footage: 1,996
Total Bedrooms: 3	Total Bathrooms: 2 full	Total Rooms: 9
Attic: Full	Basement: Full	Siding: Frame
Year Built: 1900		

Location Details

Lot Size: 1.36 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

School Details

School District: New Paltz	Elementary School: Lenape	Middle School: New Paltz
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