



80 S Ohioville Road  
New Paltz, NY 12561  
For Sale: \$525,000

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 1003105       |
| Square Footage: | 2,352         |
| Year Built:     | 1840          |

Step into timeless charm with this beautifully preserved 1840 Colonial farmhouse surrounded by mature landscaping, towering shade trees perfect for summertime gatherings, colorful perennial gardens, and a custom-built shed that complements the property's classic appeal. Rich in character and history, this inviting home features original woodwork, gleaming hardwood flooring, built-in cabinetry, and a cozy den/library ideal for relaxing or working from home. The first floor offers a convenient half bath while the home's warm and welcoming layout showcases the craftsmanship of a bygone era. The basement level provides easy access to the backyard, offering added functionality and convenience. Ideally located just minutes from the NYS Thruway and in close proximity to New Paltz, Mohonk Mountain House, SUNY New Paltz, and Minnewaska State Park Preserve, this property offers the perfect blend of historic beauty, peaceful outdoor living, and convenient access to some of the Hudson Valley's most sought-after destinations.

### Listing Details

|                         |                        |                      |
|-------------------------|------------------------|----------------------|
| Asking Price: \$525,000 | Status: Active         | Type: Single Family  |
| MLS ID: 1003105         | Last Update: 6/27/2026 | Added: 41 Day(s) Ago |

### Property Details

|                              |                                 |                       |
|------------------------------|---------------------------------|-----------------------|
| Address: 80 S Ohioville Road | City: New Paltz                 | State: NY             |
| Zip: 12561                   | County: Ulster                  | Square Footage: 2,352 |
| Total Bedrooms: 3            | Total Bathrooms: 2 full, 1 half | Total Rooms: 8        |
| Home Style: Colonial         | Basement: Full                  | Siding: Frame         |
| Year Built: 1840             |                                 |                       |

### Location Details

|                      |                    |                 |
|----------------------|--------------------|-----------------|
| Lot Size: 0.57 Acres | Driveway: Driveway | Water Front: No |
| Water Access: No     |                    |                 |

### School Details

|                            |                           |                          |
|----------------------------|---------------------------|--------------------------|
| School District: New Paltz | Elementary School: Lenape | Middle School: New Paltz |
| High School: New Paltz     |                           |                          |

### Heating, Cooling, & Utility Details

|                                       |                  |                         |
|---------------------------------------|------------------|-------------------------|
| Heat Type: Oil                        | Water Type: Well | Sewer Type: Septic Tank |
| Air Conditioning: Wall/Window Unit(s) |                  |                         |

### Broker Details

|                               |               |
|-------------------------------|---------------|
| Coldwell Banker Village Green | Dawn Passante |
|-------------------------------|---------------|