



85 Putt Corners Road
New Paltz, NY 12561
For Sale: \$475,000

Type:	Single Family
MLS#:	20262838
Square Footage:	0
Taxes:	\$12,276
Year Built:	1971

Showings available Saturday 6/6 from 12:00-2:00. Exceptionally spacious and pleasant raised ranch, two miles from Downtown New Paltz. Measuring 2,580 square feet, the upstairs includes 3 bedrooms, a full bath, a large living room/dining room, a nice kitchen, and a lovely raised deck off the kitchen. The downstairs includes a comfortable rec room, a kitchenette, a second full bath, another bedroom, and a walk-out door into the back yard/patio area. There is also a one-car garage on the lower level. The property features a large front lawn and a pleasant back yard with both open grass and mature shade trees. Nice privacy. Plenty of parking. New well pump. Garden shed. Large additional downstairs room has great light and sliding glass doors - ideal for a gym, playroom, art studio, or another bedroom. The house is currently leased to students through July 31 of this year, but will be delivered vacant at closing. Note that the right side of the lower level is ideally configured as a mother/daughter or an Accessory Dwelling Unit, with it's own rear entrance, kitchen, living room, bedroom, and bathroom. ADU's are now permitted in the Town of New Paltz (in owner-occupied homes) so this could be a nice opportunity to generate rental revenue while living in the rest of the house. Showing times are very limited due to tenants in occupancy - this week's showings are limited to Saturday 6/6 from 12:00 - 2:00. Please call listing agent Matt with questions or to set up a tour.

Listing Details

Asking Price: \$475,000	Taxes: \$12,276	Status: Active
Type: Single Family	MLS ID: 20262838	Last Update: 6/5/2026
Added: 14 Day(s) Ago		

Property Details

Address: 85 Putt Corners Road	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 2 full	Home Style: Raised Ranch	Basement: Daylight
Year Built: 1971		

Location Details

Lot Size: 0.44 Acres	Water Front: No	Water Access: No
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School Details

School District: New Paltz

Heating, Cooling, & Utility Details

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

New Paltz Properties	Matthew Eyler
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