



230 State Route 32
New Paltz, NY 12561
For Sale: \$775,000

Type:	Single Family
MLS#:	1013313
Square Footage:	0
Year Built:	2020

An equally compelling opportunity for either an owner-occupant or investor seeking a newer, efficient property with much of the heavy infrastructure already addressed. This THREE-FAMILY offers a rare combination of low-maintenance infrastructure, energy efficiency, and consistently strong rental demand. Built new in 2020, the property has also seen major system upgrades including a new septic system (2020), new well (2022), water treatment/filtration systems, and a resurfaced driveway (2026). The building includes three well-planned apartments: a 2-bed, 1-bath 1st floor unit, a 1-bed, 1-bath 2nd floor unit with private deck, and a 3-bed, 2.5 bath unit occupied by the same excellent tenants for the past six years. All three apartments include in-unit washers/dryers, dishwashers, and efficient Mitsubishi mini-split systems providing both heat and A/C. Units 1 + 2 also feature HP HWHs, helping keep utility costs modest for tenants. Designed with both livability and practicality in mind, the apartments appeal equally to an array of long-term renters. Outdoor space, ample parking, and a setting slightly removed from the road contribute to the property's quiet, easy feel, while proximity to the Village of New Paltz, SUNY NP, the rail trail, NYS Thruway, Rosendale, Kingston, and the Gunks continues to support strong occupancy and very low vacancy history. This is a solid investment from every point of view.

Listing Details

Asking Price: \$775,000	Status: Active	Type: Single Family
MLS ID: 1013313	Last Update: 6/27/2026	Added: 13 Day(s) Ago

Property Details

Address: 230 State Route 32	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 6
Total Bathrooms: 5 full	Basement: Crawl Space	Siding: Frame
Year Built: 2020		

Location Details

Lot Size: 2.9 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

School Details

School District: New Paltz	Elementary School: Duzine	Middle School: New Paltz
High School: New Paltz		

Heating, Cooling, & Utility Details

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

Broker Details

Compass Greater NY, LLC	Jamie Cortis
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