



11 Manheim Boulevard
New Paltz, NY 12561
For Sale: \$449,000

Type:	Single Family
MLS#:	20263747
Square Footage:	0
Taxes:	\$10,654
Year Built:	1940

An unbeatable New Paltz Village location - quiet and peaceful, yet just a stone's throw from it all. This classic 1940 Cape Cod has been loved by one family for sixty years, and it shows in all the best ways: original wood floors, period character, and the kind of soul you can't build new. A recent refresh uncovered and refinished those original floors and polished up the home's best details, including the wood-paneled kitchen and a lovely staircase, all without erasing a single ounce of its charm. Step through the three-season, glassed-in front porch (hello, world-watching headquarters) into a warm living/dining room anchored by a wall of built-in shelving and custom café shutters that offer privacy while still letting in plenty of natural light. From there you'll flow into a kitchen that punches way above its square footage: original cabinetry, and a double window over the sink pouring in an abundance of sunlight. Just off the kitchen, a compact flex room is currently an office but is equally happy as a guest room or extra dining nook. Then comes the plot twist: past the kitchen, an expansive, light-filled family room you didn't see coming. It's the true hidden gem of the house, made for lounging, movie nights, or a house full of friends, complete with its own half bath. The back entry leads out to a fenced yard and a detached garage with a screened porch, perfect for coffee at dawn or wine at dusk, with real potential for an ADU conversion for the creatively ambitious. And should the weather ever have other plans, a whole-house generator keeps everything running without missing a beat - the kind of quiet convenience you don't think about until you're grateful for it. Back inside, a gracefully curved open staircase (freshly refinished, along with the upstairs landing and both bedrooms) leads you up to two bedrooms and a full bath with charming vintage tile, generous storage, and great natural light. Bedroom one tucks a custom built-in dresser into the classic Cape dormer bump-out. Bedroom two is a touch larger, with its own dormer nook just begging for a reading chair or a desk. At the end of the landing, a door to endless possibilities. What's currently a small storage room tucked under the eaves leads into a large, partially finished attic just waiting for someone with vision. Bi-level primary suite? Extra bedrooms? The bones are here (buyers should confirm scope with the local building department), and the imagination is on you. This one's move-in ready and pretty as a picture, but leaves plenty of room to make it your own. Perfect for a family putting down roots, weekenders craving easy Trailways access, or retirees ready to downsize without giving up the good stuff. And the good stuff is everywhere: Mohonk, world-class climbing in the Gunks, Minnewaska, and all the breweries, distilleries, restaurants, and art the Hudson Valley and Catskills have to offer, practically out your front door. Sixty years of love. One seriously good next chapter waiting to happen.

Listing Details

Asking Price: \$449,000	Taxes: \$10,654	Status: Active
Type: Single Family	MLS ID: 20263747	Last Update: 7/4/2026
Added: 5 Day(s) Ago		

Property Details

Address: 11 Manheim Boulevard	City: New Paltz	State: NY
Zip: 12561	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 1 full, 1 half	Home Style: Cape Cod	Basement: Unfinished
Year Built: 1940		

Location Details

Lot Size: 0.15 Acres	Driveway: Paved	Water Front: No
Water Access: No		

School Details