HUDSON VALLEY
REAL ESTATE BROKERAGE




# 35 School House Lane
# Rosendale, NY 12472
# For Sale: $529,000

| | |
|---|---|
| Type: | Single Family |
| MLS#: | 1037420 |
| Square Footage: | 728 |
| Year Built: | 1991 |

Set on approximately 6.7 acres with a natural running stream, this spacious property offers a rare combination of land, privacy, and opportunity. Whether you're looking for a private Hudson Valley retreat or envisioning the opportunity to build your dream home, the possibilities here are truly exciting. For the buyer who can see beyond the existing structure and recognize the value of the land, the setting, and the property's potential, 35 School House Lane offers an exceptional opportunity to create something truly special. The existing dwelling provides the unique advantage of being able to live on the property while you plan and build your dream home. In the meantime, enjoy everything this beautiful setting has to offer. The real standout is the land—6.7 acres of natural beauty with a running stream, offering space to explore, garden, entertain, recreate, or simply enjoy the peace and privacy of your own piece of the Hudson Valley. Imagine creating your own private retreat surrounded by nature, with room for gardens, outdoor living, recreation, or simply a quiet place to escape and recharge. The possibilities are limited only by your imagination. The location makes this property even more appealing. Situated in sought-after Rosendale and conveniently located near Kingston, New Paltz, and Rhinebeck, you'll have easy access to some of the Hudson Valley's finest restaurants, shopping, galleries, farms, and cultural attractions. Outdoor enthusiasts will find some of the region's best hiking, biking, climbing, and recreational opportunities right at your fingertips. This is the Hudson Valley lifestyle at its best—space, nature, privacy, recreation, and the freedom to create something uniquely your own. Properties offering this much land, natural beauty, and potential are becoming increasingly difficult to find. If you're looking for a property where you can put your ideas into action and create something truly exceptional, 35 School House Lane is a rare opportunity worth discovering. The land is here. The vision is yours. The possibilities are waiting.

## Listing Details

Asking Price: $529,000
MLS ID: 1037420
Status: Active
Last Update: 8/11/2026
Type: Single Family
Added: 104 Day(s) Ago

## Property Details

Address: 35 School House Lane
Zip: 12472
Total Bedrooms: 2
Attic: None
City: Rosendale
County: Ulster
Total Bathrooms: 1 full
Year Built: 1991
State: NY
Square Footage: 728
Total Rooms: 5

## Location Details

Lot Size: 6.7 Acres
Water Front: No
Lot Description: Irregular Lot, Private,
Water Access: No
Driveway: Driveway

## School Details

School District: Kingston
High School: Kingston
Elementary School: Robert R Graves
Middle School: J Watson Bailey

## Heating, Cooling, & Utility Details

Heat Type: Hot Air
Water Type: Well
Sewer Type: Septic Tank