



1395 New York 213
High Falls, NY 12440
For Sale: \$300,000

Type:	Single Family
MLS#:	20265300
Square Footage:	0
Taxes:	\$3,627
Year Built:	1889

An unexpected pleasure in the heart of High Falls, this 1889 home offers 1,736 square feet, three bedrooms, two full baths with a view of the Rondout Creek waterfall from the primary bedroom, and original character provides an increasingly rare opportunity to create something distinctly your own. Inside, wide-plank wood floors, vintage millwork and built-in shelving speak to the home's history, while abundant windows bring natural light into its generously sized rooms. The updated kitchen feels cheerful and practical, with butcher-block counters, open shelving, plentiful cabinetry and space for everyday meals. An enclosed porch overlooking the surrounding greenery offers a lovely spot for morning coffee, reading or a quiet home office. Three comfortable bedrooms and two full baths provide flexibility for a variety of living arrangements, while the home's scale leaves room to refine and personalize over time. Set along Route 213 and accessed by a shared driveway easement with the neighboring salon, the property trades a tucked-away setting for convenience and accessibility. High Falls, Stone Ridge, Rosendale and Kingston are all within easy reach, along with the restaurants, farm markets, trails and natural beauty that make this part of the Hudson Valley so appealing. For buyers willing to bring fresh ideas and a little vision, this is a compelling entry point into the High Falls market with more space, charm and potential than is available in today's market.

Listing Details

Asking Price: \$300,000	Taxes: \$3,627	Status: Active
Type: Single Family	MLS ID: 20265300	Last Update: 9/11/2026
Added: 4 Day(s) Ago		

Property Details

Address: 1395 New York 213	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full	Home Style: Traditional	Basement: Interior Entry
Year Built: 1889		

Location Details

Lot Size: 0.16 Acres	Water Front: No	Water Access: No
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School Details

School District: Rondout Valley

Broker Details

Compass Greater New York, LLC	Donna Brooks	Bonnie Hyman
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