HUDSON VALLEY
REAL ESTATE BROKERAGE



9 Watch Hill Road
New Paltz, NY 12561
For Sale: $539,000

Type:	Single Family
MLS#:	20265347
Square Footage:	0
Taxes:	$18,855
Year Built:	1982

This wonderful offering is treehouse living in the New Paltz woods. Pulling into the driveway, guests misunderstand the scale of this 80's contemporary. Perched at the crest of a wooded hill, the front keeps a low profile among the trees, keeping the house's scope a secret. Step inside, and the forest opens up below while the house reveals itself. This is three full levels of living space built into the hillside, with windows and doors enough to blur the lines between indoors and out, and a deck that seems to float in the canopy. You're not just looking at the woods here; you're living comfortably in them - and doing it in style. The main floor is built for chilled-out living - the great room is anchored by a large fireplace at one end and the kitchen (with a perfect workflow triangle - the holy grail of kitchen layouts) at the other. The deck wraps around so that you can wander in and out - the forest is part of the living space. Two bedrooms complete this level, with wood and striking tile floors carrying warmth throughout. Upstairs, the primary suite claims the whole story for itself, with a large bath, an attic space, and a private balcony where a morning stretch or journal time is accompanied by the sounds of the forest and, in the right season, a view of Mohonk Tower rising above the ridgeline. The lower level has a large rec room that's currently used as a library - we like it that way, you may not want to change a thing. This level also has a large, unfinished storage space. This practically perfect place is also just minutes from the Village of New Paltz, which is lively year-round with restaurants, culture, fairs and festivals, and some of the best hiking and climbing in the Hudson Valley; it's also known for its orchards, farms, and pickles too. Come, take a tour, and breathe deep of the forest air - you'll want this house amid the trees to be YOUR treehouse.

Listing Details

Asking Price: $539,000
Type: Single Family
Added: 61 Day(s) Ago

Taxes: $18,855
MLS ID: 20265347

Status: Active
Last Update: 9/14/2026

Property Details

Address: 9 Watch Hill Road
Zip: 12561
Total Bathrooms: 2 full, 1 half
Basement: Partial

City: New Paltz
County: Ulster
Fireplaces: 1
Siding: Cedar

State: NY
Total Bedrooms: 3
Home Style: Contemporary
Year Built: 1982

Location Details

Lot Size: 0.87 Acres

Water Front: No

Water Access: No

School Details

School District: New Paltz

Heating, Cooling, & Utility Details

Heat Type: Baseboard

Water Type: Well

Sewer Type: Septic Tank

Broker Details