



505 Clove Valley Road
 High Falls, NY 12440
 For Sale: \$985,000

Type:	Single Family
MLS#:	20265536
Square Footage:	0
Taxes:	\$8,637
Year Built:	1880

When the charm factor is just as astonishing as the view: Welcome to a rare offering on coveted Clove Valley Road in High Falls. Nestled beneath the dramatic Shawangunk Ridge and surrounded by thousands of acres of protected Mohonk Preserve land, this 15+ acre property has been lovingly maintained for 60 years by one family -- a distinguished preservationist and artist alongside an original park ranger for the Preserve, a legacy reflected in every detail of this home. Enter through a farmhouse-style vestibule into a thoughtfully maintained interior featuring warm paneled walls, milled-fir hardwood floors and original details throughout. The charming kitchen and living room with its Jotul gas stove anchor an artful main level that feels both storied and serene. And just off the living room, the enclosed sunroom offers a panoramic view of one of the region's most stunning landscapes, through all the glories of fall, winter, spring and summer. Also on this level are a sun-drenched painting studio, two bathrooms, and a separate office newly updated with custom cabinetry. Upstairs are three cozy bedrooms and another bathroom. Though vintage, every square inch feels crisp and pristine -- improved in a way that subtly blends expansive views from the ground floor spaces with more intimate, framed vignette views upstairs. Outside, twig fencing borders a meadow-scale lawn that sweeps down to a Preserve-accessible stream. And a separate lofted writer's cabin also overlooks the view, offering the perfect retreat for creative work or quiet reflection. Convenient to High Falls and New Paltz, two hours from NYC, and just minutes down the road from the Coxing rail trail, Minnewaska State Park and other popular recreational destinations, this is a true nature lover's dream, and a unique opportunity to steward a stunning piece of Shawangunk history into its next chapter.

Listing Details

Asking Price: \$985,000	Taxes: \$8,637	Status: Active
Type: Single Family	MLS ID: 20265536	Last Update: 9/23/2026
Added: 17 Day(s) Ago		

Property Details

Address: 505 Clove Valley Road	City: High Falls	State: NY
Zip: 12440	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 1 full, 2 half	Home Style: Farm House	Basement: Partial
Siding: Clapboard	Year Built: 1880	

Location Details

Lot Size: 15.6 Acres	Lot Description: Gentle Sloping, Secluded,	Driveway: Off Street
Water Front: No	Water Access: No	

School Details

School District: Rondout Valley

Heating, Cooling, & Utility Details

Heat Type: Forced Air	Water Type: Well	Sewer Type: Engineered Septic
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Broker Details