HUDSON VALLEY
REAL ESTATE BROKERAGE



574 State Route 32
New Paltz, NY 12561
For Sale: $595,000

Type:	Single Family
MLS#:	20266499
Square Footage:	0
Taxes:	$11,648
Year Built:	1800

226-Year-Old Stone Farmhouse on 5.5 Private Acres. The Heavy Lifting Is Done. The Vision Is Yours. New Paltz living with Esopus taxes. Built in 1800 and completely rebuilt in 1989, this stone farmhouse sits right on the New Paltz border and is a true cosmetic finisher, with solid bones, well-kept major systems, and incredible potential for the right buyer. The Home: 1,963 square feet with 2 bedrooms and 2 bathrooms, featuring 16-inch-thick original stone walls, 11-to-16-inch wide-plank hardwood floors, and hand-crafted Douglas fir beams. A 750-square-foot addition in 2008 added a bedroom, a full bath with a Jacuzzi tub, and updated wiring, and the primary bath was renovated in 2022. Room to Reimagine: Several interior walls on both floors can be opened up, allowing the floor plan to be recreated: an open-concept kitchen and great room, larger bedrooms, or a layout designed around the stone and beams. A framed, unfinished 300-square-foot attached studio space (2025) with dedicated electric is ready for finishes, bringing the home to 2,263 square feet. The structural work is done. All that's left is your vision. The Land and Zoning: 5.5 private, picturesque acres with a clay-bottom pond and mountain views at sunrise and sunset. Zoned R-40 in the Town of Esopus, the property offers potential for agricultural use such as a small farm or homestead, as well as a home-based business such as a massage, wellness, or creative studio practice, subject to town approval. Ready for a Second Structure: A separate 1,000-gallon concrete septic system (2018) is already installed on the other side of the parcel, prepped for a detached structure up to 800 square feet. Ideal for a guest cottage, art studio, wellness space, short-term rental, or multi-generational living. Location: Right on the New Paltz border with an Esopus address. 5 minutes to the Village of New Paltz, 15 minutes to Kingston and the historic Rondout waterfront, and 20 minutes to Mohonk Preserve. Less than 90 minutes to NYC.

Listing Details

Asking Price: $595,000
Type: Single Family
Added: 9 Day(s) Ago
Taxes: $11,648
MLS ID: 20266499
Status: Active
Last Update: 11/3/2026

Property Details

Address: 574 State Route 32
Zip: 12561
Total Bathrooms: 2 full
Siding: Frame
City: New Paltz
County: Ulster
Total Rooms: 7
Year Built: 1800
State: NY
Total Bedrooms: 2
Basement: Full

Location Details

Lot Size: 5.5 Acres
Water Access: No
Driveway: Driveway
Water Front: No

School Details

School District: Kingston

Heating, Cooling, & Utility Details

Heat Type: Baseboard
Air Conditioning: Wall Unit(s)
Water Type: Well
Sewer Type: Septic Tank