



**NEW PALTZ**  
301 NY-32, New Paltz, NY 12561

<https://gristmillrealestate.com>

**\$1,875,000**

Exceptional Historic 1860 farmhouse is on a sprawling 22-acre estate! Magnificent home boasts 6 BRs 3 baths + blend of timeless charm and modern updates. Thoughtfully remodeled kitchen and baths accentuate the farmhouse's character. Original pocket doors, exquisite woodwork, 3 inviting fireplaces+wide plank floors add warmth and elegance. The working flower farm presents an opportunity to cultivate your passion while enjoying the tranquility! 2 hoop houses and a greenhouse provide versatility for year-round cultivation. CAR ENTHUSIASTS: 2-car garage wkshop + separate car collectors barn with radiant heated floor offer secure and comfortable space to showcase prized possessions! Unwind in the Staycation backyard, with salt water heated pool, outdoor kitchen, and pool house with bath. Embrace the joys of outdoor living while entertaining family and friends in style. 1860 barn has 2 furnaces & 2 sinks . Small pond in the rear. Enjoy a piece of history combined with modern luxuries!

**MLS ID:** 20232200

**Status Category:** Pending

**Zone:** Ag, R1

**Survey:** Y

**Age:** 100-200

**Bathrooms:** 6

**Half Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Attic Level:** 3

**SqFt 1st:** 2008

**Basement:** Full, Bilco Door Access, Interior Access, Concrete Floor

**Other Rooms:** Bedroom, Den, Florida Sun Room, Workshop, Main Bedroom

**Total Rooms:** 11

**Listing Category:** Residential

**Area, sq ft:** 4016 sq ft

**Acreage:** 22.4

**Year built:** 1860

**Bedrooms:** Six

**Full Baths:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Den Level:** 1

**Basement Level:** L

**SqFt 2nd:** 2008

**Attic:** Stand Up, Storage, Walk Up

**Amenities:** Garden Area, Pool-in Ground, Park, Public Transportation

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Flooring:** Ceramic, Wide Board, Radiant

**Fireplace Location:** Kitchen, Living Room, Other/see Remarks

**Additional Interior Features:** Insulated Windows, Gas Stove Connection, Washer Connection, Gas Dryer Connection, Whirlpool Tub, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Range, Range Hood, Refrigerator, Washer, Water Softener

**Fireplace Description:** Brick, Stone, Wood

**Cooling/Air Conditioning:** Central, Ductless Split Ac Units

## UTILITIES

**Heat Source:** Baseboard, Hot Water, Stand By Generator, Zoned

**Hot Water:** Propane

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Propane

**Water:** Drilled Well

**Electricity:** Circuit Breakers, 200 Amps, Stand By Generator

**Utility Level:** L

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Blacktop

**Style:** Colonial, Farm House

**Color:** White

**Porch:** Enclosed Porch, Greenhouse, Open, Patio

**Other Buildings:** Additional Garage, Barn, Cabana, Workshop

**Views:** Panoramic, Farm

**Additional Exterior Features:** Stand By Generator, Fenced Full, Inground Pool, Landscaped, Outside Lighting, Cabana, Gas/propane Grill

**Lot:** 29

**Garage/Parking Extras:** Barn, Other/see Remarks, 2-car, 3-car

**Style:** Colonial

**Construction:** Frame/mod

**Siding:** Clapboard, Vinyl

**Roof:** Fbrgl Shngi

**Lot Features:** Landscaped, Level, Pond, Secluded, Slope-gently, Wooded, Other/see Remarks

**Water Features:** Pond

**Lot Dimensions:** 1370 X 1133

## LOCATION DETAILS

**Area/Town:** New Paltz

**Elementary School:** Duzine K-2

**County:** Ulster County

**School District:** New Paltz Schools

**Lot/Site:** Rural

**Directions:** From New Paltz, Take Rt 32 South, Short Distance South Of The Traffic Light At New Paltz By-pass Rd On The Right. From Newburgh, Take Rt 32 North. 3 Miles Past The Intersection Of 44-55, Land Starts Immediately After House At Eugene Brown Dr, On Left.

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent Last Name:** Dawson

**Agent First Name:** Kathy



### Contact us

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