



NEW PALTZ

14 Plattekill Ave #18, New Paltz, NY 12561

<https://gristmillrealestate.com>

\$1,160,000

Available for the first time in 50 years, this iconic Victorian in the heart of the Village of New Paltz blends unbeatable walkability with architectural charm and a rich menu of potential future uses. The picturesque property, set atop a tree-canopied bluff overlooking Village Hall and mere steps from Main Street and the SUNY New Paltz campus, features a 3,669-square-foot, 3-story main house with an incredible catalog of original details still intact, including ornate fretwork on the front and back porches, well-preserved clapboard and louvered shutters, rounded doorways, bay windows, built-in bookcases and an unique spider-web-patterned maple floor with mahogany inlay in the formal dining room. The tall ceilings and oversized windows throughout the house give it a sunny, light-filled sense of openness, especially in the unusually large kitchen and living room. A finished third floor, with full bathroom, offers additional space for guests or storage. Directly behind the house sits a large renovated barn building, now adapted for use as a professional office space, with a 3-car garage plus an additional 2,431-square-feet of finished rooms on 2 floors, including 5 offices, a kitchenette, 2 half bathrooms, a conference room, and a paneled executive suite with its own library loft crowned by a windowed cupola. The entire .54-acre property, which includes ample off-street parking, is classified as one parcel but with split zoning: R2 (two-family) for the house, and B2 ("core business") for the barn building, offering a variety of potential options for future use, both residential and commercial. Even better, that flexibility is coupled with proximity - 90 minutes by car to Manhattan and about as many seconds by foot to both the SUNY campus and bustling Main Street - making this a unique live-work or investment opportunity in the Hudson Valley's most popular college town.

Addendum: NOTE: Zoning designations (R2 for the house and B2 for the renovated barn building) are as provided by the Village of New Paltz, and should be confirmed by Buyer Agent. Floor plans for each building, as well as the Village-published list of permitted uses for the property, are available in Associated Documents or by request to a Listing Agent. Total square footage for the house (3,669) is as per county property records, while finished square footage for the office building (2,431) is as measured by the Listing Agents; both should be confirmed by Buyers Agent.

MLS ID: 20232661

Status Category: Active

Zone: R2/b2

Survey: Y

Age: 100-200

Bathrooms: 3

Half Baths: One

Dining Room Level: 1

Family Room Level: -

Bedroom 2 Level: 2

Listing Category: Residential

Area, sq ft: 3669 sq ft

Acreage: 0.54

Year built: 1873

Bedrooms: Four

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 2

Bedroom 4 Level: 2

Attic Level: -

Other 1 Level: 3

SqFt 1st: 1511

SqFt 3rd: 719

Other Rooms: Study, Other/see Remarks, Professional Suite

Date added: Added 11 months ago

Den Level: 1

Basement Level: L

Other 2 Level: 3

SqFt 2nd: 1439

Basement: Full, Bilco Door Access, Interior Access, Unfinished

Total Rooms: 12

INTERIOR FEATURES

Flooring: Linoleum, Wide Board, Wood, Plywood

Additional Interior Features: 9 Ft. Ceilings

Fireplace Location: Living Room

UTILITIES

Heat Source: Baseboard, Hot Water

Water: Municipal

Sewer: Municipal

Heating Fuel: Oil

Plumbing: Mixed

Utility Level: L

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Victorian, Detached

Color: Green

Porch: Deck, Open

Other Buildings: Office, Other/see Remarks

Additional Exterior Features: Landscaped

Lot: 35

Garage/Parking Extras: Driveway, Off Street, 3-car

Construction: Frame/stick

Siding: Wood

Roof: Asph Shingle

Lot Features: Landscaped, Level

Lot Dimensions: 0.54

LOCATION DETAILS

Area/Town: New Paltz

Lot/Site: Hamlet/village

Directions: Plattekill Ave, New Paltz

School District: New Paltz Schools

County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-np

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