



## 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.

**MLS ID:** 20232662

**Status Category:** Active

**Zone:** R2 B2

**Year built:** 1873

**Basement:** Full, Slab

**Date added:** Added 11 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 3669 sq ft

**Acreage:** 0.54

**Age:** 100-200

**Commercial Features:** Kitchen Facilities, Private Restrooms

## INTERIOR FEATURES

**Flooring:** Carpet, Hardwood, Linoleum, Wide Board

**Additional Interior Features:** Office Sqft, Residential Sqft

## UTILITIES

**Heating Fuel:** Oil

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway-shared, Lot-paved, Parking Spaces 1-5

**Other Buildings:** Additional Living Unit

**Road Frontage:** City Street

**Lot Dimensions:** 0.54

**Construction:** Frame/stick

**Lot Features:** Landscaped, Level

**Additional Exterior Features:** Living Space Available

**Lot/Site:** Hamlet/village

## LOCATION DETAILS

**Area/Town:** New Paltz

**County:** Ulster County

**School District:** New Paltz Central

**Directions:** Plattekill Ave, New Paltz

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-np

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### Contact us

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