

NEW PALTZ

Listing Category: Commercial/industrial

Commercial Features: Kitchen Facilites, Private Restrooms

Area, sq ft: 3669 sq ft

Acreage: 0.54

Age: 100-200

14 Plattekill Ave #18, New Paltz, NY 12561

\$1,160,000

https://gristmillrealestate.com

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, 3story 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 2,431square-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 offstreet 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 2 years ago

INTERIOR FEATURES

Flooring: Carpet, Hardwood, Linoleum, Wide Board Additional Interior Features: Office Sqft, Residential Sqft

UTILITIES

Heating Fuel: Oil Sewer: Municipal

Water: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Driveway-shared, Lot-paved, Parking Construction: Frame/stick

Spaces 1-5

Other Buildings: Additional Living Unit Lot Features: Landscaped, Level

Road Frontage: City Street Additional Exterior Features: Living Space Available

Lot Dimensions: 0.54 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

Office 2 Name: Bhhs Hudson Valley Prop-king

Agent First Name: DonnaAgent Last Name: BrooksAgent 2 First Name: HayesAgent 2 Last Name: Clement



