



NEW PALTZ
540 S Ohioville Rd, New Paltz, NY 12561

\$949,000

<https://gristmillrealestate.com>

Nestled in the beautiful Hudson Valley, this property provides a serene and picturesque setting for both humans and horses alike. The centerpiece of this property is the large barn, which boasts oversized stalls (13.5x12.5) daylight frequency lights, and ample space to add additional stalls if desired. It also includes a heated utility room, tack room, feed room, and wash stall ensuring that you have everything you need to care for your horses conveniently. Moreover, the property features a run-in shed and gated paddocks with electric fence, providing your equine companions with ample space to roam and graze. In addition to the barn, which includes a large shop space, this property offers multiple outbuildings. This is perfect for those who enjoy tinkering or have a passion for DIY projects. The property also features a caretaker apartment (needs some TLC), providing a living space for someone to help you with the day-to-day care of the horses and maintenance of the property, or a great space to house guests. (separate septic) Furthermore, this property offers plenty of additional amenities. It includes a chicken coop for those interested in having fresh eggs, 4 wells on the property, frost free water hydrants with drinkable water, as well as two rental income units that provide extra income. The main house, a vintage restored 1800 farmhouse, serves as the heart of this property. With 4 bedrooms and 2 baths, it offers ample space for you and your family. Its metal roof adds a touch of durability and charm. This house exudes character and charm, allowing you to immerse yourself in the rich history of the area while enjoying modern comforts. Beyond the property itself, you'll find an abundance of activities to indulge in nearby. Just minutes away are the NYS Thruway and the village of New Paltz, which offer easy access to amenities and conveniences. The surrounding area boasts scenic wine trails, the renowned Mohonk Mountain House, and ample opportunities for outdoor activities such as hiking and biking. In conclusion, this 13-acre horse property in the Hudson Valley presents a unique opportunity for you to create your personal vision. With its charming farmhouse, spacious barn, multiple outbuildings, and convenient location, it offers a perfect blend of tranquility and potential. Don't miss the chance to make this property your own and embrace the beauty of the Hudson Valley lifestyle.

MLS ID: 20232788

Status Category: Active

Zone: 1

Year built: 1800

Bedrooms: Four

Half Baths: One

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: 2

Listing Category: Residential

Area, sq ft: 2172 sq ft

Acreage: 13.8

Age: 21-40

Full Baths: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

SqFt 1st: 1400

Basement: Partial, Bilco Door Access

Date added: Added 11 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

Fireplace Description: Stone

Miscellaneous Features: Ceiling-beamed

Flooring: Hardwood, Wide Board

Fireplace Location: Living Room

Additional Interior Features: Walk In Closets

UTILITIES

Heat Source: Forced Air

Sewer: Septic-ingr.

Water: Dug Well

Utility Level: B

EXTERIOR FEATURES

Garage Type: Other-see Remarks

Driveway: Blacktop

Style: Barn, Farm House, Two Story

Siding: Wood

Other Buildings: Barn, Chicken Coop, Guest House, Mobile Home, Stable, Workshop

Views: Meadow, Farm, Horses

Lot: 17

Garage/Parking Extras: Barn, Driveway

Style: Farm House

Construction: Frame/stick

Roof: Metal

Lot Features: Level, Meadow, Wooded

Additional Exterior Features: Fence

LOCATION DETAILS

Area/Town: New Paltz

Lot/Site: Rural

Directions: Rt. 299 To S. Ohioville Rd. To #540 On Left, Sign On.

School District: Walkkill Central

County: Ulster County

LISTED BY

Office Name: Houlihan Lawrence Real Estate

Agent Last Name: Vetter

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Contact us

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