

## **NEW PALTZ**

272 State Rte 32 S, New Paltz, NY 12561

\$265,000

https://gristmillrealestate.com

Step into the charm of yesteryear with this lovingly maintained 1934 cedar shingle-sided cottage, brimming with character plus a versatile 2-story garage/studio with insulation, heat and electric. Nestled amongst a stand of trees, this cozy abode is 2 miles from Main Street in New Paltz. Inside discover an inviting eat-in kitchen featuring a gas range. The adjacent living room adorned with original wood doors, rich wood floors, and a rustic brick fireplace, poised for your personal reconditioning touch – the perfect setting for cozy evenings. A full bathroom with a ceramic tiled shower and a generous sized bedroom offers ample space with a large closet/dressing room. A 2-story garage/studio with plumbing capabilities presents an exciting opportunity for expansion, offering versatile options as a workshop, studio, guest quarters, and more. Outside, a paved driveway, garden beds, and a firepit invite outdoor enjoyment. Nestled on a 1/2 acre property, this home is perfectly situated for outdoor enthusiasts, with the nearby destinations including Mohonk Mountain House, Lemon Squeeze, Wallkill Valley Rail Trail and a myriad of recreational activities. Conveniently located just minutes from New Paltz's vibrant shops, restaurants, and SUNY New Paltz.

MLS ID: 20240438

Status Category: Pending

Zone: R1

Year built: 1934 Bedrooms: One Full Baths: One

Dining Room Level: 1
Family Room Level: Bedroom 2 Level: Bedroom 4 Level: Other 1 Level: SqFt 1st: 756

Attic: Walk Up

## **INTERIOR FEATURES**

**Appliances:** Range, Refrigerator **Fireplace Description:** Wood

Additional Interior Features: Insulated Windows

**Listing Category:** Residential

Area, sq ft: 756 sq ft

**Acreage:** 0.55 **Age:** 61-100 **Bathrooms:** 1

Living Room Level: 1

Kitchen Level: 1
Bedroom 1 Level: 1
Bedroom 3 Level: -

Den Level: Other 2 Level: Basement: Crawl

Date added: Added 1 year ago

Flooring: Carpet, Hardwood, Laminate Fireplace Location: Living Room

**UTILITIES** 

Heat Source: Baseboard Hot Water: Electric Sewer: Septic-ingr.

Water: Drilled Well
Utility Level: 1

Heating Fuel: Oil

Style: Cottage

Siding: Shakes

**EXTERIOR FEATURES** 

Garage Type: Garage Detached

**Driveway:** Blacktop **Style:** Bungalow, Cottage

Roof: Metal

Lot Features: Level, Wooded

**Lot:** 20

School District: New Paltz Central

Garage/Parking Extras: 1-car

Other Buildings: Studio
Lot Dimensions: 0.55 Acres

**Directions:** From Downtown New Paltz, Rte 32 N, House On

Right

**LOCATION DETAILS** 

Area/Town: New Paltz
County: Ulster County

**LISTED BY** 

Office Name: Houlihan Lawrence Millbrook Of

Agent Last Name: Brasseur

Agent First Name: Jessica





Phone:

