



## NEW PALTZ

272 State Rte 32 S, New Paltz, NY 12561

<https://gristmillrealestate.com>

**\$265,000**

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, Walkkill 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

**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

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

**Fireplace Description:** Wood

**Additional Interior Features:** Insulated Windows

**Flooring:** Carpet, Hardwood, Laminate

**Fireplace Location:** Living Room

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Electric

**Sewer:** Septic-ingr.

**Heating Fuel:** Oil

**Water:** Drilled Well

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Blacktop

**Style:** Bungalow, Cottage

**Roof:** Metal

**Lot Features:** Level, Wooded

**Lot:** 20

**Garage/Parking Extras:** 1-car

**Style:** Cottage

**Siding:** Shakes

**Other Buildings:** Studio

**Lot Dimensions:** 0.55 Acres

## LOCATION DETAILS

**Area/Town:** New Paltz

**County:** Ulster County

**School District:** New Paltz Central

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

## LISTED BY

**Office Name:** Houlihan Lawrence Millbrook Of

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**Agent First Name:** Jessica



### Contact us

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