

**NEW PALTZ**

500 S Ohioville Rd, New Paltz, NY 12561

<https://gristmillrealestate.com>**\$2,400,000**

Own your own Equestrian Center on 80 acres in the heart of the Hudson Valley. There is a trotters track 1/2 mile long with multiple paddocks a pond in the middle of the track stocked with hundreds of Koi fish. This property consists of an early 1900's farm house with beautiful wide board flooring, 3 full bathrooms, 4 bedrooms totaling 2064 sq ft. There is also a 12' x57' 2 bedroom mobile home that can house employees or trainers for the horses. The Old English barn is approximately 1,500 sq ft. It currently houses some goats and hay and has a clubhouse where trainers can sit and relax and have a hot shower and a bite to eat in the small kitchen. Sit around the piano and sing some songs or go outside to the fire pit and toast some marshmallows. There is a massive 72x 170 horse stable that houses 68 stalls including 4 wash stalls a tack room and a full size loft with full size hay doors on either end with views overlooking the pond and fields and mountains. There is also additional infrastructure in place to build out two more 68 stable barns. There is substantial drainage infrastructure in place throughout the entire property to maintain and protect the integrity of the track and structures. This Equestrian property is conveniently located off of I87 NYS Thruway Exit 18 between Saratoga and Belmont Race Tracks.

MLS ID: 20240554**Status Category:** Active**Zone:** Rr1.5**Year built:** 1900**Basement:** Mixed**Date added:** Added 1 year ago**Listing Category:** Commercial/industrial**Area, sq ft:** 20000 sq ft**Acreage:** 80**Age:** 100-200**Other Rooms:** Loft, Studio, Other/see Remarks**INTERIOR FEATURES****Flooring:** Ceramic, Hardwood, Pine, Wide Board**Cooling/Air Conditioning:** Ceiling Fan, Ductless Split Ac Units, Window Unit**UTILITIES****Heat Source:** Baseboard, Hot Water, Ductless Mini Split Sys**Heating Fuel:** Electric, Oil, Wood**Hot Water:** Electric**Water:** Dug Well**Electricity:** 200 Amps**Sewer:** Septic In-ground**EXTERIOR FEATURES****Garage/Parking Extras:** Barn, Driveway, Lot, Off Street, Parking Spaces 20+**Construction:** Frame/mod, Frame/stick, Stone

Other Buildings: Additional Garage, Additional Living Unit, Barn, Chicken Coop, Guest House, Shed, Stable

Road Frontage: Paved, Other

Lot Dimensions: 80 Ac

Lot Features: Landscaped, Level, Meadow, Pond, Sub Dividable, Wooded, Other/see Remarks

Additional Exterior Features: Partially Fenced, Living Space Available

Lot/Site: Other/see Remarks, Rural

LOCATION DETAILS

Area/Town: New Paltz

County: Ulster County

School District: Walkkill Central

Directions: Nys Thruway 87 Get Off New Paltz Exit 18 Take A Right Then After Next Right Take A Right On S Ohioville Road. Property On Left # 500 S Ohioville Rd.

LISTED BY

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