



**GARDINER**  
351 Libertyville Rd, New Paltz, NY 12561

<https://gristmillrealestate.com>

**\$800,000**

Private home on 6 acres with guest house, 3-car garage, and Walkkill River frontage. Perfect location in that area between the river and the ridge where you're 5 minutes from downtown New Paltz, you always pass a farm stand on your way home, and there are views of the mountain everywhere. This property has so much appeal. The long, tree-lined driveway runs parallel to the front meadow, which is a lovely two-acre parcel, also included in this listing. Buildable, farmable, this land is full of possibilities. Down the path behind the main house, the Walkkill River access beckons for fishing or putting in a kayak. Both dwellings, the main house and guest house, feature stained black siding, contemporary styling, exposed beams, open concept living areas and fresh finishes. New HVAC, heat pump mini-splits, keep things cool and cozy in both homes. The large deck off the main house offers sneak peaks of the river, and the double sliders provide lots of light into the kitchen and living room--welcoming, casual spaces that feel like home. There are 3 bedrooms and 2 bathrooms on the main level, and the walkout basement level has a bedroom, a bathroom, laundry room, and lots of living and storage space. The guest house has been adored, of late, as an Airbnb getaway and has that picture perfect feel. In addition to the eat-in kitchen and living room, there are two bedrooms and a shared bath in the guest house. Strategic fencing creates a nice sense of privacy between the two houses, and each has a spacious porch as well as yard area for lounging. Finally, the 3 car garage structure is open for possibilities such as workshop, studio, etc.--lots of extra space to work with. MohonkP reserve, Minnewaska State Park, Robibero Winery, Jenkins-Lueken Orchard for apple and berry-picking, dog park, public pool, Field of Dreams Park, Hudson Whiskey-- just some of the fun at your fingertips here. Call to book a showing today and take a look!

**MLS ID:** 20240895

**Status Category:** Active

**Zone:** Ra

**Year built:** 1985

**Basement:** Full, Walkout

**Other Rooms:** Den, Utility Room, Media Room

**Unit 2 SqFt:** 806

**Date added:** Added 5 months ago

**Listing Category:** Multi-family

**Area, sq ft:** 3176 sq ft

**Acreage:** 6

**Age:** 21-40

**Attic:** Storage

**Unit 1 SqFt:** 2370

**Supplies:** -

## INTERIOR FEATURES

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

**Cooling/Air Conditioning:** Heat Pump

**Flooring:** Ceramic, Vinyl

**Additional Interior Features:** Smoke Detector, Sliding Glass Doors

## UTILITIES

**Heat Source:** Ductless Mini Split Sys

**Hot Water:** Electric

**Plumbing:** Mixed

**Electricity:** 200 Amps

**Heating Fuel:** Electric

**Water:** -, Drilled Well

**Electric:** -

**Sewer:** Septic-ingr.

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Garage/Parking Extras:** Off Street, 3 Car +

**Style:** Ranch

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Level, Meadow, Wooded, Water Frontage

**Water Features:** Water Front

**Additional Exterior Features:** Landscaped

**Lot:** 50

**Garage Capacity:** Three

**Driveway:** Gravel

**Construction:** Frame/stick

**Porch:** Deck

**Other Buildings:** Shed

**Views:** River

**Water Ways:** Walkkill

**Lot Dimensions:** 6 Acres

## LOCATION DETAILS

**Area/Town:** Gardiner

**County:** Ulster County

**School District:** New Paltz Central

**Directions:** Gps

## LISTED BY

**Office Name:** Church Street Realty Services

**Agent Last Name:** Woodburn

**Agent First Name:** Keith



### Contact us

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