

\$1,900,000 - 47 S Putt Corners Road, New Paltz

MLS® #20211671

\$1,900,000

Bedroom, Bathroom, 3,748 sqft
Commercial/Industrial on 17.46 Acres

N/A, New Paltz, NY

ZONED I-1 & R-1 ! It is a very rare occurrence for a property of this magnitude to come to market. Steeped in the agricultural history of New Paltz, walking distance to the Village, with 1200 feet of roadway frontage, the generational farmhouse known as Hill Croft Farm, has become available! The farm family is seeking to downsize, and are offering for sale the farmhouse on 18 acres of orchard and lawns with an incredible barn. The mixed use nature of the zoning, residential, industrial, and agricultural, in combination with its locational attributes and incredible views over the Shawangunks, opens the potential uses of this property into a beautiful palette of colors! One could continue its current tradition as a fine farmhouse for the family, or explore the agri-tourism potentials of the area with a bed & breakfast, perhaps in combination with a cidery/distillery, brewery, or other value added commercial/agricultural application. The view on the hillside to the west and south is to inspire the thoughts of sweet orchard roads, the old cider-house, and wonderful mountain trails! A short walk through the neighborhood to the North, through alternate private access from Apple Road, and you find yourself in the Village of New Paltz! Of course, the centerpiece of the property is the glorious center hall colonial. County records say built in 1877, but other records indicate the original house dates to the 1700s, and the main house built in the mid-1800s. So many of the original details are preserved! The wide



board floors emanate the warmth and glow of the ages, the carved fireplace mantels, and smooth wood banisters, the ceiling medallions bring the glory of history to life. Enter the house past the great heritage trees into the center hall, and to the right find the formal parlor and living room, to the left, the formal dining room and off that the warm family room.

The Butlers Pantry off the dining room makes for a great wet bar area and service area, and saves the kitchen for Chef! Comfortable breakfast room adjoins the two. The back staircase leads to the two bedrooms in the older part of the house, and the main staircase in the foyer to the larger 4 bedrooms in the main structure. The walk up attic has a bit of historical carpentry in it too, a barrel cistern that provided water pressure in the days before pumps!

Built in 1877

Essential Information

MLS® #	20211671
Price	\$1,900,000
Square Footage	3,748
Acres	17.46
Year Built	1877
Type	Commercial/Industrial
Sub-Type	Mixed Use
Status	ACTIVE

Community Information

Address	47 S Putt Corners Road
Area	NEW PALTZ
Subdivision	N/A
City	New Paltz
County	Ulster County
State	NY
Zip Code	12561

Amenities

Parking BARN

Interior

Heating BASEBOARD, HOT WATER

Exterior

Construction FRAME/STICK

School Information

District NEW PALTZ

Additional Information

Zoning I-1 R-1

Listing Details

Listing Agent Nan Potter

Listing Office Potter Realty



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