



Harrington

For sale by Anatole House

 23 Harrington Street, New Paltz, NY 12561



Harrington is a well-maintained mid-century home—providing a charming and comfy retreat, mere steps to Main Street amenities in the bustling Village of New Paltz.

The Property

Details

Year Built: 1953
Bed / Bath: 3 / 2
Living Area: 1,190 sf
Lot Size: 0.44 ac
SBL: 86.35-1-22
Road: Public
Siding: Vinyl
Roof: Asphalt Shingle

Top Amenities

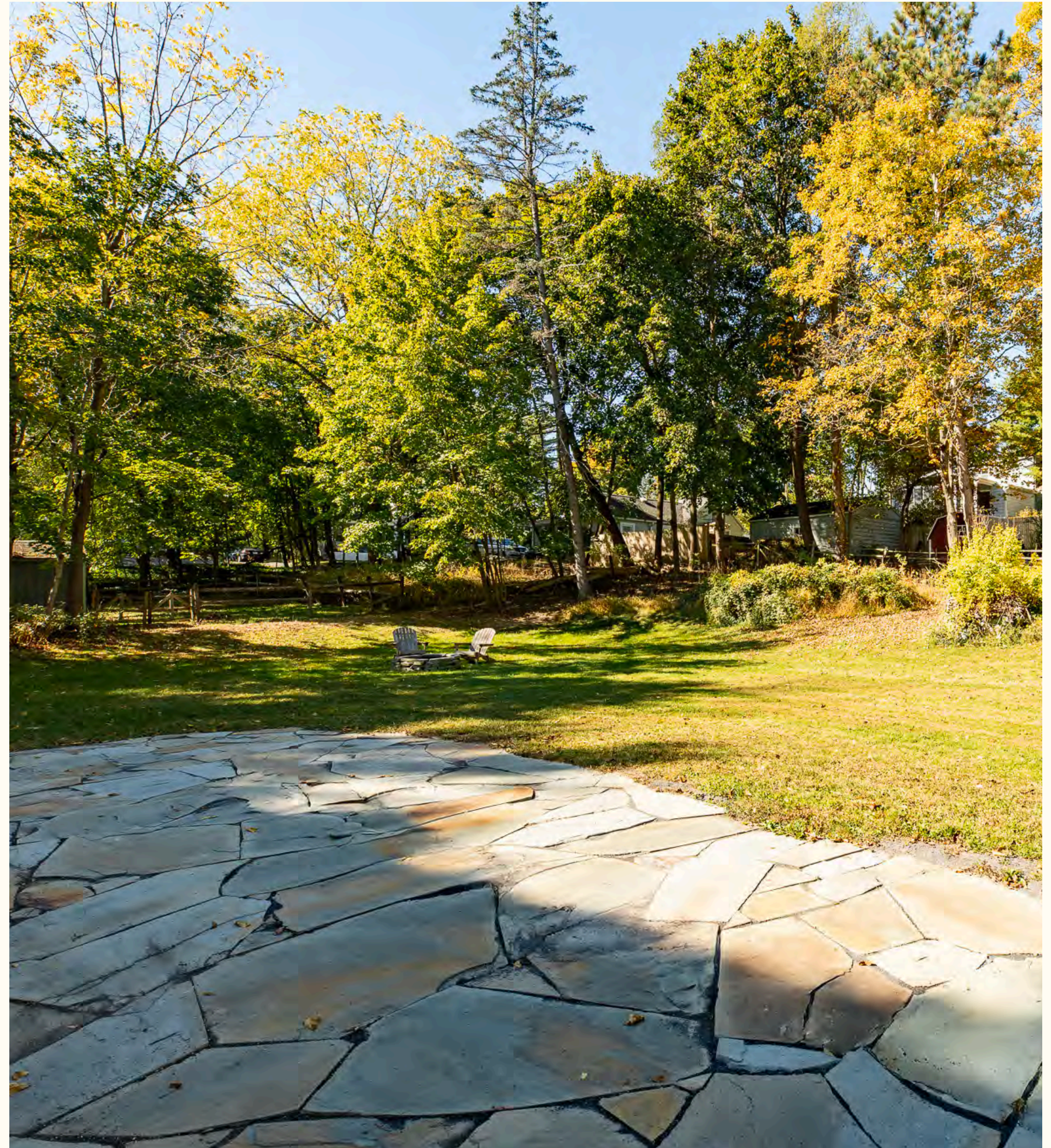
- Walkable to Main Street Shopping & Dining
 - Single-Level Living & Minimal Entry Steps
 - Decorative Brick Fireplace + Hearth
 - Primary Bedroom with Full Bathroom En Suite
 - Large, Flat Yard with Bluestone Patio & Firepit
 - Pre-wired for a whole house standby generator
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Taxes

Town: \$3,797
School: \$7,437
Village: \$1,449

Connectivity

Internet: Spectrum
Cell service: Excellent



Buyer to confirm all pertinent information including square footage, property taxes, short term rental restrictions, allowable uses.

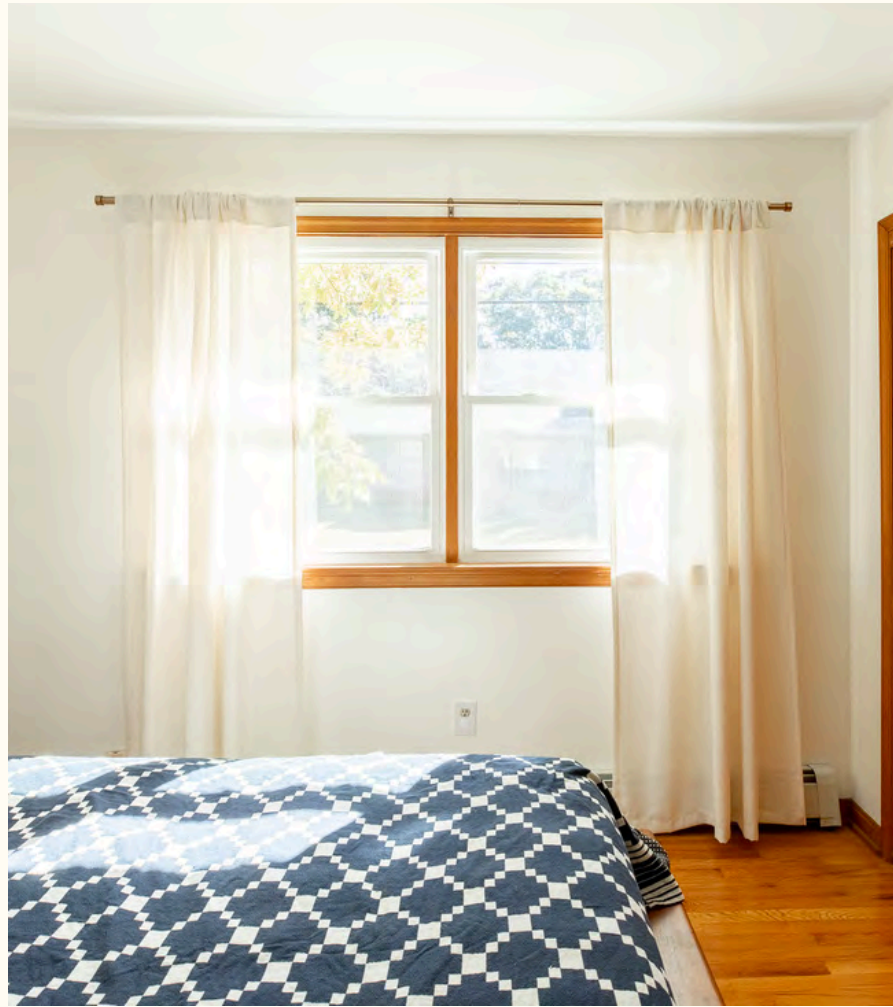
The House

A classic trio of picture windows across the home's front façade fills the entry and living area with natural light. The spacious living room is also anchored by a decorative brick fireplace, and flows into both the dining area and kitchen. The dining room enjoys large windows overlooking the verdant rear yard, and opens into a mudroom, with access to the back yard and the attached garage. The updated kitchen offers ample storage, stainless steel appliances, and slate tile floors. And a laundry closet is also conveniently located on this level.

Down the home's central hall you will find the bed & bath wing – where two bedrooms share the main hallway bath, while the third bedroom features a private en suite bathroom. The home has refinished original hardwood floors throughout, and tile floors and surrounds in the bathrooms. A recently-installed ductless mini split provides both heat and a/c, for extra comfort.

A recently-finished mudroom connects the garage and rear entry to the lush yard, where a bluestone patio and firepit provide outdoor enjoyment, day or night. And many other recent updates make this darling home ready for a new owner!





House Details

Utilities

- Electric: Central Hudson (200 AMP)
- Heat: Hot Water Baseboard, Ductless Mini Split
- Cooling: Ductless Mini Split
- Sewer: Municipal
- Water: Municipal
- Hot Water: Electric water heater
- Fuel: Oil & Electric
- Trash: Private

Appliances

- Roper Washer
- Kenmore Dryer
- GE French-Door Refrigerator and Electric Stove
- Mitsubishi Mini Split (1)

Recent Updates

- Electric Water Heater
- Stainless Steel Kitchen Appliances
- Electric Mini Split Installation
- Encapsulated & Insulated Attic and Crawl Space
- 200 AMP Electric Panel
- Patch-panel & Hookup for Whole-House Generator
- French Drain and Bluestone Patio (rear yard)
- Reverse Osmosis Water Filter
- Garage Door & Opener
- Mudroom Finished
- Wood Floors Refinished
- Gravel Driveway
- Stone Walkways



Year built 1953 **Square footage** 1,190

The Grounds

Set on a level half-acre lot, Harrington enjoys a lush grassy yard that surrounds the home. A mature maple tree in front, provides shade and perennial color, while other trees encircle the property perimeter, affording some privacy. The partially-fenced backyard also features a Bluestone patio and a fire pit to sit by, and enjoy stargazing at night.



The Location

Just a block to Main Street shopping and dining, and less than a mile to the SUNY New Paltz campus or the Wallkill Valley Rail Trail (and just 2 mi to hiking and XC skiing at the Mohonk Preserve). Harrington's location is ideal for academics, outdoor enthusiasts – or anyone interested in an active lifestyle!





Private Showings

By appointment only:
mj@anatolehouse.com

