

\$1,200,000 - 55 Shivertown Road, New Paltz

MLS® #20230848

\$1,200,000

6 Bedroom, 5.50 Bathroom, 4,112 sqft
Residential on 3 Acres

N/A, New Paltz, NY

Magical in every way, Moondance Ridge Bed & Breakfast is a turn-key incoming producing property, sitting on 3.3 lush acres at the foot of the Shawangunk Ridge and minutes to the center of the vibrant Village of New Paltz. Consistently generating \$200,000 annually, this truly breathtaking property located in the heart of New Paltz; a thriving Hudson Valley Mountain town with magnificent scenery, cultural treasures, farm-to-table cuisine, a robust art and music scene and epic outdoor adventures, The Hudson Valley was named the Top 20 Best of the World Destinations, and New Paltz makes it obvious why. Set way back off the road, the long meandering driveway leads you to a beautiful private plot of land surrounded by perennial landscaping, gardens, mature trees and dense woods. Nature is abundant here as beautiful sounds echo off the large pond. Lie in a hammock on the vast lawn, take a run or a walk around the private trails, enjoy the sauna set into the rear deck, drench in the outdoor living spaces, stroll or sit in the labyrinth after a long day in the mountains, or read a book and relax under the covered front porch. Unplug. Enter the home into the entry foyer with soaring spaces drenched with warmth and natural light. The elements of this home are a perfect blend of contemporary and rustic; offering the feel of an upstate retreat, coupled with an impeccably maintained 2005 built home. The large open dining area has been the heartbeat of the home, where people from all over the world



have gathered to enjoy the beauty and serenity of this space. The stone propane fireplace is the centerpiece of the home, ideal for relaxation or entertaining. Five rooms in the main area of the home, each have been thoughtfully designed with private bathrooms, TV/Netflix and WiFi. Large windows are throughout for woodland views. The private kitchen features plenty of place for the chef in the family and also leads to the owners/guest quarters on the second story, which has two additional rooms, full bathroom, and a media/living space. Operated as a successful Bed and Breakfast, the home comes with a transferable Bed and Breakfast permit. The house also has a private laundry room/pantry and one car attached garage. Many updates have been done here throughout both the interior and exterior. All that is left to do is pack your belongings and come experience the magic of 55 Shivertown and all that New Paltz has to offer.

Built in 2005

Essential Information

MLS® #	20230848
Price	\$1,200,000
Bedrooms	6
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,112
Acres	3.30
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
MLS	ucbr_sold

Community Information

Address	55 Shivertown Road
Area	New Paltz
Subdivision	N/A
City	New Paltz
County	Ulster
State	NY
Zip Code	12561

Amenities

Parking	Driveway, Paved
# of Garages	1
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Breakfast Bar, Eat-in Kitchen, In-Law Floorplan, Sauna, Vaulted Ceiling(s), Other
Appliances	Other, Water Heater, Refrigerator, Range, Dryer, Dishwasher
Heating	Forced Air, Oil
Cooling	Central Air
Has Basement	Yes
Basement	Unfinished
Fireplace	Yes
Fireplaces	Bedroom, Living Room, Stone, Wood Burning

Exterior

Exterior	Frame, Vinyl Siding
Lot Description	Garden, Private, Rock Outcropping, Secluded
Roof	Asphalt, Shingle
Construction	Frame, Vinyl Siding

School Information

District	New Paltz Schools
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Additional Information

Date Listed	April 12th, 2023
Days on Market	402