$1,390,000 - 99 Purdys Lane, New Windsor

MLS® #820134

$1,390,000
3 Bedroom, 2.00 Bathroom, 1,614 sqft
Residential on 57.10 Acres

Ivy Rock Farm, New Windsor, NY

The house is a bonus, great for rental income or caretaker, employee, etc.!!
Ideal for Equestrian Enthusiasts and Investors: This is a turnkey operation providing everything you need for immediate success. Only 60 miles North of NYC, (the train station is 1/2mile from the farm) and within 10 minutes of major routes & highways like 17, 9W, 84 & the NYS Thruway.
What an opportunity to own a thriving horse farm on 81 acres of picturesque countryside with everything you need to get started immediately in your own business, including school horses, tack, jumps, poles & tractor.
Property features: Indoor Heated Arena: Ideal for year-round training & events. Scenic Grounds, trails for leisurely rides & exploration, adjacent to State Park. 26-Stall Barn & additional 9 stalls attached to Indoor. Perfect for boarding & lessons. Established Business 25+ Years: Successful training programs, camps, & boarding. The second tax lot , 25 acres, is included in this price and the photos.
Additional Information: HeatingFuel:Oil Above Ground

Built in 1980

Essential Information

MLS® #	820134
Price	$1,390,000
Sold Price	$1,200,000

Date Sold	August 8th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,614
Acres	57.10
Taxes	$32,358
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Style	Split Ranch
Status	Closed

Community Information

Address	99 Purdys Lane
Subdivision	Ivy Rock Farm
City	New Windsor
County	Orange County
State	NY
Zip Code	12553

Amenities

Utilities	Trash Collection Private
Parking Spaces	6
Parking	Driveway
View	Mountain(s), Trees/Woods

Interior

Interior Features	First Floor Full Bath
Appliances	Oil Water Heater, Refrigerator
Heating	Oil, Baseboard
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Exterior

Lot Description	Borders State Land
Exterior	Frame

School Information

District	Cornwall
Elementary	Willow Avenue Elementary School
Middle	Cornwall Middle School
High	Cornwall Central High School

Additional Information

Date Listed	February 4th, 2025
Days on Market	2
Levels	Two, Multi/Split

Listing Details

Listing Courtesy of	Howard Hanna Rand Realty

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