

\$1,650,000 - 101 Holmes Road, Newburgh

MLS® #864908

\$1,650,000

4 Bedroom, 4.00 Bathroom, 2,804 sqft

Residential on 7.00 Acres

N/A, Newburgh, NY

Down a private, tree-lined road, nestled between Newburgh and Marlboro, awaits a rare retreat: a fully restored 1820s farmhouse on 7 secluded acres of rolling orchard land, where time slows and nature surrounds. Once a working apple orchard, the land now cradles a serene pond, wild meadows, and a brand-new saltwater pool perched high for sunset views.

Designed as a soulful sanctuary, this 4 bedroom, 4-bath home has been lovingly reimaged with a reverence for natural materials and artisanal detail. A quiet rhythm runs through every space — soft curves, hand-finished radius edges, and warm, tactile finishes invite you to exhale.

The first floor blends historic charm with modern artistry: original exposed beams stretch across the ceilings, while the heart of the home — a limestone-clad kitchen — is outfitted with hand-troweled Venetian plaster cabinetry, a walk-in pantry, and chef-grade Bertazzoni appliances. The kitchen opens gracefully into a large dining area for long, lingering meals with friends.

The living room is wrapped in soft plastered walls, centered around a limestone fireplace. A powder room sits tucked to the side. A guest suite on the main floor offers pond views and a spa-like bath with Moroccan Tadelakt and rare 18th-century limestone floors reclaimed from France.



Upstairs, the ceilings soar (approx. 20 feet), and the magic continues: a dreamy children’s room with its own play nook, two versatile bedrooms or creative studios with custom pine closets, and a beautifully finished bathroom that echoes the romantic materials found throughout.

The primary suite feels like a storybook escape, with large windows overlooking the pond and orchard. The en-suite bath includes a bespoke vanity, hand-finished plaster, and the same antique limestone that whispers of another era.

The home has been fully modernized with a new metal roof, all-new windows, a restored cedar facade and new heating and cooling systems – so all you have to do is arrive and unwind.

Outside, stone paths lead you to the 40-foot saltwater pool, elevated for sweeping views. Meander further down through the meadow to a seating area by the pond and a whimsical treehouse for little ones. A separate path takes you to a secluded fire pit – the perfect spot to gather at dusk, with firelight reflecting off the water and stars overhead.

Only 90 minutes from the city, this is the kind of place you’ll never want to leave – and the kind of home that stays with you, long after you do.

Built in 1820

Essential Information

MLS® #	864908
Price	\$1,650,000
Sold Price	\$1,850,000

Date Sold	September 16th, 2025
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,804
Acres	7.00
Taxes	\$11,548
Year Built	1820
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed

Community Information

Address	101 Holmes Road
Subdivision	N/A
City	Newburgh
County	Orange County
State	NY
Zip Code	12550

Amenities

Utilities	Cable Available
Parking	Driveway
View	Open, Water
Has Pool	Yes
Pool	In Ground

Interior

Interior	Wood
Interior Features	First Floor Bedroom, Beamed Ceilings, Cathedral Ceiling(s), Chandelier, Chefs Kitchen, Entrance Foyer, High Ceilings, Kitchen Island, Primary Bathroom, Open Kitchen, Original Details, Pantry
Appliances	Dishwasher, Dryer, Electric Water Heater, Refrigerator, Washer
Heating	Electric, Radiant
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, Partial

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

Exterior

Exterior Features	Garden, Other, Rain Gutters
Windows	Floor to Ceiling Windows, New Windows, Skylight(s)
Exterior	Cedar, Frame

School Information

District	Marlboro
Elementary	Marlboro Elementary School
Middle	Marlboro Middle School
High	Marlboro Central High School

Additional Information

Date Listed	June 19th, 2025
Days on Market	13

Listing Details

Listing Courtesy of	Compass Greater NY, LLC
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