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# \$359,900

Close to everything here in the heart of the Downtown Kingston Waterfront! This lovely and large 3 bedroom 2 and a half bath home is just a block from everything the downtown waterfront has to offer, from great shops and restaurants to seasonal festivals! As you step onto the front porch and into the entry, you are greeted by a nice living room that opens to the dining room, the eat in kitchen and then a sweet enclosed back porch/sunroom. There is a half bath with laundry on this level. Upstairs you will find 3 generously sized bedrooms along with another small room that would be a great office, music room or even a walk in closet. This level also holds a newly renovated bathroom. The attic is not to be missed! And it truly adds to the amazing spaciousness this low maintenance home offers. In fact, so many things were renovated and upgraded by the current owner including the on demand boiler and the electric box that you can just move in and enjoy! You are surrounded by 3 parks and great cityscapes along with a sweet view of the historic Rondout bridge. Easy to see and love!

Addendum: The house takes up almost all of the lot so there is no grass to mow, just a wonderful bluestone patio area as you enter the home. Walk score is an amazing 83 out of 100.

MLS ID: 20230636 Status Category: Active Zone: Res **Year built:** 1890 Bedrooms: Three Half Baths: One **Dining Room Level:** 1 Family Room Level: 3 Bedroom 2 Level: 2 Bedroom 4 Level: Other 1 Level: SqFt 1st: 890 Attic: Finished, Stand Up, Walk Up Listing Category: Residential Area, sq ft: 1880 sq ft Acreage: 0.05 Age: 100-200 Full Baths: Two Living Room Level: 1 Kitchen Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 Den Level: 2 Other 2 Level: **Basement:** Partial Date added: Added 2 years ago

#### **INTERIOR FEATURES**

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer Flooring: Carpet, Ceramic, Wood

#### UTILITIES

Heat Source: Baseboard, Radiators Hot Water: Electric Plumbing: Mixed Utility Level: 1

## **EXTERIOR FEATURES**

Style: Colonial Construction: Frame/stick Siding: Clapboard Roof: Asph Shingle Lot: 6

### LOCATION DETAILS

Area/Town: Kingston, City

Lot/Site: City

**Directions:** From Thruway X19 Circle, Take I 587 To Left On Broadway. Follow Broadway To A Left Towards Downtown Kingston. After Light At Spring St, Take The Next Right Onto W Union. House On Right, Parking Is On The Street.

### LISTED BY

Office Name: Coldwell Banker Village Green

Agent Last Name: Ross

Heating Fuel: Natural Gas Water: Municipal Sewer: Municipal

Style: Two Story Color: White Porch: Open Lot Dimensions: 38.7 X 56.4

School District: Kingston Consolidated County: Ulster County

Agent First Name: Mercedes



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