



Hudson Valley - Catskill Region MLS



KINGSTON, CITY

41 W Union St, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$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 1 year 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

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Style:** Colonial

**Construction:** Frame/stick

**Siding:** Clapboard

**Roof:** Asph Shingle

**Lot:** 6

**Style:** Two Story

**Color:** White

**Porch:** Open

**Lot Dimensions:** 38.7 X 56.4

## 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.

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** Coldwell Banker Village Green

**Agent Last Name:** Ross

**Agent First Name:** Mercedes



### Contact us

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