



**\$1,450,000**

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Available for the first time in 50 years, this stately compound in the heart of residential Uptown Kingston is unique in both quality and setting. Designed for a prominent merchant family by renowned Hudson Valley architect Myron Teller in the Colonial Revival style he made famous, the property features a grand brick 4,700-square-foot main house plus a charming and spacious 1-bedroom carriage house, both centered on a 36-foot in-ground pool, and shaded by scores of mature trees that canopy the grounds and circular driveway. Entering the main house, visitors first encounter a grand central staircase flanked by a large living room and a formal bay-windowed dining room, each featuring fireplaces, built-in cabinetry, hardwood floors with varied inlay borders, and intricate crown moldings. The high ceilings and architectural character continue into a library, separate sitting room, a breakfast solarium, a stunning 4-season sun room, plus an eat-in kitchen featuring side-by-side butlers and china pantries. Upstairs are 4 roomy bedrooms, including no less than 2 primary bedrooms with their own fireplaces; a nursery, and 2 bathrooms arranged along the gracious stairway landing and hallway. A third floor has 2 more finished rooms and another full bath, plus a large separate storage room. From the spotless basement to the slate roof, the character of the house is remarkably intact, including bracketed door overhangs, Teller-designed hardware, an early dumbwaiter, front and back staircases, and original but carefully maintained windows, including hinged dormer swing-ins. And just past the heated pool on the graciously sloping center yard sits a 2-car carriage house with a charming and roomy 800-square-foot apartment upstairs for guests or income-generating tenants, with its own bedroom, bathroom, open kitchen and living area and screened porch. Private and park-like, the buildings and setting conjure a sense of oasis, even though the property is minutes by foot from the shops, restaurants and farmers markets that have made Uptown Kingston one of the hottest neighborhoods in the Hudson Valley.

**MLS ID:** 20232110

**Status Category:** Pending

**Zone:** R1

**Survey:** Y

**Age:** 100-200

**Bathrooms:** 6

**Half Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Attic Level:** 3

**Listing Category:** Residential

**Area, sq ft:** 4706 sq ft

**Acreage:** 1.17

**Year built:** 1895

**Bedrooms:** Five

**Full Baths:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Den Level:** 2

**Other 1 Level:** 3

**Other 2 Level:** 3

**SqFt 2nd:** 1882

**Living Room Room Size:** 25'6 X 14'9

**Kitchen Room Size:** 12'2 X 14'

**Den Room Size:** 16'6 X 15'7

**Bedroom 1 Room Size:** 25'6 X 14'9

**Bedroom 3 Room Size:** 14'7 X 9'8

**Other Room 1 Size:** 12' X 13'

**Basement:** Full, Unfinished

**Other Rooms:** Florida Sun Room, Library, Utility Room

**Total Rooms:** 15

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Hardwood, Terrazzo

**Fireplace Location:** Bedroom, Dining Room, Family Room, Living Room

**Additional Interior Features:** Skylights

## UTILITIES

**Heat Source:** Radiators

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Mansion

**Construction:** Brick

**Siding:** Brick

**Roof:** Slate

**Lot Features:** Corner Lot

**Lot Dimensions:** 1.17 Acre

## LOCATION DETAILS

**Area/Town:** Kingston, City

**Lot/Site:** Suburb

**Directions:** From The Traffic Circle At Exit 19 On The Nys Thruway, Take Washington Avenue .8 Mile To Right On Pearl Street, Then .2 Mile To House, On Right, At Corner Of Johnston Avenue. Driveway Entered On Johnston.

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-king

**Agent First Name:** Harris

**Agent 2 First Name:** Hayes

**SqFt 1st:** 1882

**SqFt 3rd:** 942

**Family Room Room Size:** 14'9 X 11'4

**Dining Room Room Size:** 15'4 X 14'9

**Attic Room Size:** 14'4 X 22'

**Bedroom 2 Room Size:** 11'4 X 17'5

**Bedroom 4 Room Size:** 9'8 X 8'8

**Other Room 2 Size:** 9'9 X 11'10

**Attic:** Finished, Stand Up, Storage, Walk Up

**Amenities:** Pool-in Ground

**Date added:** Added 1 year ago

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer

**Fireplace Description:** Wood

**Miscellaneous Features:** French Doors, Security System

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Electricity:** 200 Amps

**Utility Level:** B

**Garage/Parking Extras:** 2-car

**Style:** Mansion

**Color:** Yellow/tan Brick

**Porch:** Enclosed Porch, Open, Patio, Screened Porch

**Other Buildings:** Guest House

**Additional Exterior Features:** Inground Pool

**Lot:** 18

**School District:** Kingston Consolidated

**County:** Ulster County

**Neighborhood:** Uptown

**Office 2 Name:** Bhhs Hudson Valley Prop-king

**Agent Last Name:** Safier

**Agent 2 Last Name:** Clement



**Contact us**

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