



**KINGSTON, CITY**  
93 Hoffman St, Kingston, NY 12401

**\$399,900**

<https://gristmillrealestate.com>

Classic two-story brick home located in the heart of Kingston awaits its new owner! Step inside to a spacious floor plan offering four bedrooms and two full baths. As you enter through the three-season porch you are graced with high ceilings, gleaming hardwood floors and natural sunlight. First floor offers an accommodating floor plan with a spacious living room, dining room, office/bedroom, kitchen and full bath. Kitchen features stainless steel appliances with plenty of cabinet storage and access off the rear porch to the spacious backyard. Elevate to the second level for three large bedrooms with closet space. The full bathroom is accented with modern vanity, a sleek tiled bath and a washer/dryer hook up. Built in cabinets, pocket doors and original hardwood are just a few favorite features in the home. Property is nicely landscaped with off-street parking, a lovely inground pool and outdoor gazebo for parties/ entertaining guests. Situated perfectly between Uptown and Downtown Kingston while close to all your favorite coffee shops, boutiques, restaurants & more!. Don't miss out on your chance to make this your turnkey home! \*Updates in 2023 include: interior freshly painted, new pool liner, sanded/refinished hardwood floors. New stainless steel appliances/ renovated bathroom, new stair railings, exterior paint, wood fence, and wall to wall carpet in attic. In the event a buyer would not like the pool that can be filled in prior to closing.

**Addendum:** \*Updates in 2023 include the interior freshly painted, new pool liner, and sanded/refinished hardwood floors. New stainless steel appliances/ renovated bathroom, some exterior paint, wood fence, and wall-to-wall carpet in attic \* \*\* Kitchen refrigerator door opening will be fixed prior to closing\* Glass panes on the patio will be replaced prior to closing \* Pool can be removed and filled in if a buyer desires.

**MLS ID:** 20232689

**Status Category:** Pending

**Zone:** Res

**Year built:** 1913

**Bedrooms:** Four

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Other 2 Level:** 3

**SqFt 2nd:** 960

**Kitchen Room Size:** 13x17'2

**Bedroom 1 Room Size:** 15x11'2

**Bedroom 3 Room Size:** 11'6x14

**Listing Category:** Residential

**Area, sq ft:** 2400 sq ft

**Acreage:** 0.22

**Age:** 100-200

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Other 1 Level:** 3

**SqFt 1st:** 960

**Living Room Room Size:** 11'11x13'6

**Dining Room Room Size:** 11'1x13'5

**Bedroom 2 Room Size:** 14'11x11'2

**Other Room 1 Size:** 26x8;10

**Other Room 2 Size:** 11'6x14

**Attic:** Finished, Walk Up, Other/see Remarks, Stand Up

**Amenities:** Garden Area, Play Area, Pool-in Ground

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Hardwood

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Gas

**Plumbing:** Mixed

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway, Off Street, 2-car

**Style:** Two Story

**Construction:** Frame/stick

**Siding:** Brick

**Roof:** Asph Shingle

**Lot Features:** Slope-gently

**Lot:** 8

## LOCATION DETAILS

**Area/Town:** Kingston, City

**Elementary School:** G.washington K-4

**County:** Ulster County

## LISTED BY

**Office Name:** Berardi Realty

**Agent First Name:** Megan

**Agent 2 First Name:** Gabrielle

**Basement:** Full, Unfinished

**Other Rooms:** Finished Attic, Office

**Date added:** Added 12 months ago

**Appliances:** Range, Refrigerator

**Additional Interior Features:** Smoke Detector, Carbon Monoxide Detector

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Electricity:** 200 Amps

**Driveway:** Blacktop

**Style:** Two Story

**Color:** Brick

**Porch:** Enclosed Porch

**Other Buildings:** Gazebo

**Lot Dimensions:** .22 Of Acre

**School District:** Kingston Consolidated

**Lot/Site:** City

**Directions:** From Uptown Kingston Take Broadway To Hoffman St. Home Will Be On The Right. See Sign

**Office 2 Name:** Berardi Realty

**Agent Last Name:** Rios

**Agent 2 Last Name:** Edwards



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

