



ULSTER-Town of
127 Flower HI, Kingston, NY 12401

<https://gristmillrealestate.com>

\$885,000

This spacious Mid-Century home was totally renovated in 2020 with high end, top-quality materials, state-of-the-art facilities and extraordinary design. Both the main floor and lower level glow with natural light. The house is oriented on the North-South axis, optimizing sunrise across the golf course and sunset views over the Catskills. The sunken living room with radiant heated slate floors and open-plan kitchen and dining area make entertaining a breeze. All bedrooms have ample closet space and extra rooms provide options for an office, studio or storage. The on-demand boiler with radiant-heat flooring, HVAC cassette mini splits throughout provide additional heat and air conditioning. Electric and plumbing systems are completely new with closed-cell foam for insulation. Flower Hill is a quiet residential development adjacent to the Wiltwyck Golf Course, and a five-minute drive from the burgeoning Uptown Kingston scene of cafes, markets and shops. Don't miss this opportunity to own one of the finest representations of mid-century architecture in the Hudson Valley.

Addendum: Ring security system and keypad garage access. Seller can provide detailed information heating/cooling system zones. Actual living space is about 5000 square feet. There is an on-demand boiler with radiant flooring, HVAC cassette mini-splits, closed cell insulation, all new electric and plumbing systems. Tiles are by famed 1960s Italian designer Richard Ginori. Listing agent discloses family relationship to seller.

MLS ID: 20233112

Status Category: Active

Zone: Res

Survey: Y

Age: 61-100

Full Baths: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: B

Den Level: B

Other 2 Level: B

Basement: Finished

Date added: Added 8 months ago

Listing Category: Residential

Area, sq ft: 3730 sq ft

Acreage: 1.2

Year built: 1961

Bedrooms: Four

Half Baths: One

Dining Room Level: 1

Family Room Level: B

Bedroom 2 Level: B

Bedroom 4 Level: B

Other 1 Level: 1

SqFt 1st: 2330

Virtual Tour:

<https://tour.vht.com/434348455/127-flower-hill-kingston-ny-12401/3dtour>

INTERIOR FEATURES

Appliances: Dishwasher, Oven-built In, Range-built In, Refrigerator

Fireplace Description: Brick

Cooling/Air Conditioning: Zoned, Ductless Split Ac Units

Flooring: Linoleum, Slate, Cork

Fireplace Location: Living Room

UTILITIES

Heat Source: Radiant

Electricity: 200 Amps

Water: Drilled Well

Utility Level: B

EXTERIOR FEATURES

Garage Type: Garage Attached

Style: Contempo

Roof: Asph Shingle

Lot Dimensions: 1.2 Ac

Driveway: Blacktop

Color: Tan

Views: Mountain

Lot: 24.100

LOCATION DETAILS

Area/Town: Ulster-town Of

Elementary School: Edson K-4

Directions: From Kingston, Take Lucas Avenue South To A Left Onto Steward Lane (wiltwyck Golf Course Sign) And Immediate Left Onto Flower Hill, Staying Right Around The Circle To 127 On Left At Top Of Hill.

School District: Kingston Consolidated

County: Ulster County

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell Realty

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