

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

\$885,000

https://gristmillrealestate.com

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 minisplits, 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 2 years 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 Water: Drilled Well Electricity: 200 Amps **Utility Level: B**

EXTERIOR FEATURES

Garage Type: Garage Attached Driveway: Blacktop

Color: Tan Style: Contempo

Roof: Asph Shingle Views: Mountain Lot Dimensions: 1.2 Ac Lot: 24.100

LOCATION DETAILS

Area/Town: Ulster-town Of School District: Kingston Consolidated

Elementary School: Edson K-4 County: Ulster County

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.

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell

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