



**\$379,000**

<https://gristmillrealestate.com>

This is what you've been looking for....Easy living within walking distance of the Kingston waterfront and Rondout district. This totally renovated home has everything you could ever want. On a quiet and private street in the Rondout, with very few homes and very quiet. This home has been completely renovated from the foundation up in 1999-2000. There is a new poured concrete floor in the basement and a brand new deck, and everything has been beautifully cherished. The furnace is totally efficient and the water heater is a fabulous SuperStore so you will never run out of hot water! There is a newly finished deck on the rear of the house overlooking a sweet and spacious totally fenced in back yard with a charming view of the surroundings. Sit on your deck at night with a cozy fireplace as you watch the stars at night and enjoy the views of the mountains and the beautiful Rondout Creek There is a full bath with stand-up shower on the main level including a sparkling washer and dryer. There is also a full bath with a soaking tub on the second floor, so whichever you prefer, you are all set! Brand new Kitchen with updated hardly used appliances and tiled floor with a french door to the spacious deck off the rear.. Relax on your deck and enjoy the sun and the peace and quiet. Or use your expansive yard for gardening, playing and whatever you please. There's even room for a pool of your preference. Recently sealed driveway that can manage at least 2 cars. Three comfortable bedrooms accommodate your family and guests. And when you're ready to explore, take a walk to the Rondout Waterfront to enjoy the fabulous Restaurants, bars and shops of all kinds. And don't forget the numerous events that take place on the waterfront from the Hooley, to the Italian Festival, to Fourth of July, etc. The Rondout is definitely the place to be. There is always something exciting happening on the Rondout and it just keeps growing and expanding every day. This home will bring you years and years of pleasure.

**Addendum:** If you want one of the rare listings on the Rondout, you are lucky. This one has been completely updated and renovated and is within walking distance of the the restaurants and shops that everyone wants to see, and don't forget about the fabulous events and activities that continue on a regular basis on Kingsston's beautiful waterfront. This home is also rare with fabulous off-street parking. Such a find! This is an amazing home and if you're looking for a getaway on the Rondout you won't find anything better.

**MLS ID:** 20233158

**Status Category:** Pending

**Zone:** R1

**Year built:** 1900

**Bedrooms:** Three

**Full Baths:** Two

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Listing Category:** Residential

**Area, sq ft:** 1531 sq ft

**Acreage:** 0.8

**Age:** 100-200

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**Attic Level:** 3

**Basement Level:** B

**SqFt 2nd:** 765

**Attic:** Pu Dw, Stand Up

**Total Rooms:** 8

## INTERIOR FEATURES

**Kitchen Description:** Gourmet

**Flooring:** Ceramic, Hardwood

**Fireplace Location:** Other/see Remarks

**Additional Interior Features:** Insulated Doors, Storm Windows, Master Bath, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Baseboard, Hot Water, Zoned

**Hot Water:** Gas, On Demand, Tankless

**Plumbing:** Mixed

**Sewer:** Municipal

**Utility Room Size:** 6x12

## EXTERIOR FEATURES

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

**Style:** Two Story

**Construction:** Frame/stick

**Porch:** Deck

**Lot Features:** Private

**Water Features:** Boat Dock, Creek, Water Front, Walk To Dock

**Additional Exterior Features:** Fenced Full, Storm Windows, Landscaped, Outside Lighting, Fence, Privacy Fence, Fully Fenced, Paved Walkway

**Lot:** 7

## LOCATION DETAILS

**Area/Town:** Kingston, City

**Elementary School:** Kennedy K-4

**County:** Ulster County

## LISTED BY

**Office Name:** Win Morrison Realty

**Agent Last Name:** Potter

**SqFt 1st:** 766

**Basement:** Full

**Amenities:** Garden Area, Play Area, Public Transportation, Bus Route

**Date added:** Added 12 months ago

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Garbage Disposal, Microwave, Range, Refrigerator, Washer, Tankless Hot Water Heater

**Fireplace Description:** Free Standing

**Cooling/Air Conditioning:** Ceiling Fan, Window Unit

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Electricity:** 200 Amps

**Utility Level:** 1

**Driveway:** Blacktop

**Style:** Two Story

**Siding:** Vinyl, Wood

**Roof:** Asph Shingle

**Views:** Mountain, Creek

**Water Ways:** Rondout Creek

**Lot Dimensions:** 40x130

**School District:** Kingston Consolidated

**Lot/Site:** City

**Directions:** Broadway S. To R. On Abeel. Take Three Blocks To R. On Ravine. Up Hill To Left On German. House On Left. #62 Call Sandy's Cell: 845.542.4663

**Agent First Name:** Sandra



### 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

