

KINGSTON.CITY

40 Larch St, Kingston, NY 12401

\$235,000

https://gristmillrealestate.com

Here is a fantastic opportunity in the City of Kingston with this vintage home that needs a little TLC, but well worth the effort, especially at this price with all that you have here. Set on a spacious parcel, this home has a unique layout with so much potential to fit the needs of the new owners. The lot is sloped and the home is built into the hillside with access to both levels with ease. The kitchen is spacious with a door that opens to the back porch and yard from the 2nd floor along with the laundry, 2nd bath and bedroom. The lower level offers its own living area with a separate entrance, bedroom, and bath. The parcel give the house a lot of room between the neighbors so you have a sense of privacy, even though you are in the heart of the City in a very convenient location. You are just minutes away from the Historic Kingston Rondout Waterfront with restaurants, shops, galleries, and of course the beautiful Rondout Creek. With the completion of the Kingston Greenline which is a refurbished trolley line just a blocks from the home, you have easy access to so many attractions including Rotary Park and Kingston Point Beach, the Midtown Arts District, and more. There are 2 separate parcels here that are being sold together.

MLS ID: 20233205

Status Category: Active

Zone: R

Year built: 1880 **Bedrooms:** Three **Living Room Level:** 1 Kitchen Level: 2 **Bedroom 2 Level:** 1

**SqFt 1st:** 696

Status: 2

**Listing Category:** Residential

Area, sq ft: 1392 sq ft

Acreage: 0.3 **Age:** 100-200 Full Baths: Two

**Dining Room Level: 2** Bedroom 1 Level: 1 **Bedroom 3 Level: 2** 

**SqFt 2nd:** 696

Date added: Added 2 years ago

## INTERIOR FEATURES

Appliances: Range, Refrigerator, Washer

UTILITIES

**Heat Source:** Baseboard

Hot Water: Gas **Electricity:** 60 Amps **Utility Level: 2** 

Heating Fuel: Natural Gas

Flooring: Carpet, Linoleum

Water: Municipal Sewer: Municipal

## **EXTERIOR FEATURES**

**Garage/Parking Extras:** Driveway

Color: White

Lot Features: Slope-moderate

**Lot:** 23

## **LOCATION DETAILS**

Area/Town: Kingston, City

Elementary School: Kennedy K-4

County: Ulster County

**LISTED BY** 

Office Name: Coldwell Banker Village Greenk

Agent Last Name: Turco-levin

Construction: Frame/stick

Roof: Asph Shingle

Lot Dimensions: 145 X 28

School District: Kingston Consolidated

Lot/Site: City

**Directions:** Delaware Ave To 2nd Ave To The End, Turn Left

Onto Larch St. House Is On The Right

Agent First Name: Andi



Contact us

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