



**KINGSTON, CITY**  
40 Larch St, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$235,000**

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 10 months ago

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator, Washer

**Flooring:** Carpet, Linoleum

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Gas

**Electricity:** 60 Amps

**Utility Level:** 2

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Driveway

**Color:** White

**Lot Features:** Slope-moderate

**Lot:** 23

**Construction:** Frame/stick

**Roof:** Asph Shingle

**Lot Dimensions:** 145 X 28

## LOCATION DETAILS

**Area/Town:** Kingston, City

**Elementary School:** Kennedy K-4

**County:** Ulster County

**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

## LISTED BY

**Office Name:** Coldwell Banker Village Greenk

**Agent Last Name:** Turco-levin

**Agent First Name:** Andi



### Contact us

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