



**\$489,000**



**ESOPUS**  
39 N Broadway, Kingston, NY 12401

<https://gristmillrealestate.com>

Welcome home to 39 North Broadway, a meticulously renovated home in the quaint hamlet of Sleightsburg. Sitting on a corner lot across from forested land, no expense has been spared in recreating an original Sleightsburg house into this lovely three-bedroom, two-and-a-half-bath home. Upon entry, one immediately feels the warmth of this home. The entrance hall has high ceilings and plenty of space to act as a gallery and separates the first bedroom from the main living space. This en suite bedroom sits on the main floor with soaring ceilings, and a walk-in closet and is perfectly suited for a guest space, home office, or home gym. Continuing through the main floor, the desirable open layout is bright and airy with plenty of room to spread out. A dining space, living space, and lounge area surround the grand open kitchen with a breakfast bar. This chef's kitchen includes all-new stainless steel appliances, a farmhouse sink, quartz countertops, porcelain tile, and abundant space for cooking and entertaining. Upstairs, the second level is equally light and bright and includes two bedrooms and two full bathrooms each privately separated by a hallway. The primary bedroom at the back of the house has room for a king bed and plenty of additional furniture. A gorgeous Minka ceiling fan completes this space with soaring ceilings and a thoughtfully placed porthole window. This suite includes a full windowed bathroom with both rain and hand-held shower heads, lovely curated ceramic tile, and a rustic wooden vanity. The second bedroom on this floor features high ceilings, two windows and is flooded with light. This room has use of a full windowed bathroom with a deep soaking tub, artisan tile work, and a modern wooden vanity. Everything in this home inside and out is new and thoughtfully designed. New windows, doors, and floors along with new exterior siding make this a truly turn-key home. Custom carpentry, contemporary fixtures and fittings throughout give this home an elevated and highly curated touch. Some added conveniences of this new renovation are dimmable pocket lighting throughout, new HVAC, including central a/c controlled by a NEST thermostat along with all new mechanicals, electrics, and plumbing. Additionally, a washer and dryer in the lower-level laundry area complete this home with everything one would need to move right in. The interior of 39 North Broadway seamlessly transitions to the outdoor spaces. A wrap-around deck extends to the open lawn with plenty of room to relax and enjoy a fire pit. The yard has been thoughtfully landscaped with hydrangea bushes, Rose of Sharon flowering hedges, and a blooming cherry tree along with many rose bushes, grasses, and evergreens framing the house. Additionally, a side patio extends beyond the kitchen which is convenient for grilling and gardening. The hamlet of Sleightsburg is bordered by the Rondout and Hudson Rivers with easy access to everything Kingston has to offer while feeling tucked away in your own oasis. Sleightsburgh Park with a boat/kayak launch and nature trail is minutes down the road. For additional nature and hiking options, Esopus Meadows Preserve, Black Creek Preserve, High Banks Preserve, and Shaupeneak Ridge are all within a ten-minute drive. Don't miss the opportunity to own this remarkable home in a wonderful location near both the city and nature preserves!

**Addendum:** Virtual tour available upon request.

**MLS ID:** 20233304

**Status Category:** Active

**Listing Category:** Residential

**Area, sq ft:** 1192 sq ft

**Zone:** R12

**Survey:** Y

**Age:** 100-200

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**SqFt 2nd:** 491

**Date added:** Added 1 year ago

**Acreage:** 0.11

**Year built:** 1896

**Bedrooms:** Three

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**SqFt 1st:** 701

**Basement:** Finished, Partial, Interior Access, Sump Pump, Concrete Floor

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

**Cooling/Air Conditioning:** Ceiling Fan, Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, Dig.I Program Thermostat, Walk In Closets, Master Bath, Sliding Glass Doors, Washer Connection, Smoke Detector, Carbon Monoxide Detector

**Flooring:** Ceramic, Wood

**Miscellaneous Features:** Ceiling-vaulted

## UTILITIES

**Heat Source:** Central

**Hot Water:** Electric

**Electricity:** 200 Amps

**Utility Level:** L

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** 2-car

**Style:** Two Story

**Siding:** Wood

**Roof:** Asph Shingle

**Water Ways:** Hudson River, Rondout Creek

**Lot Dimensions:** 50x100

**Style:** Two Story

**Color:** Midnight

**Porch:** Deck

**Lot Features:** Corner Lot, Landscaped

**Additional Exterior Features:** Partial Fenced, Landscaped

**Lot:** 1

## LOCATION DETAILS

**Area/Town:** Esopus

**Lot/Site:** Hamlet/village

**Directions:** From Kingston 9w Towards Port Ewen At The Light After The Bridge, Make A Left Onto N. Broadway And Go Down The Hill. The House Is On The Right At The Corner Of N. Broadway And Second Ave.

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent Last Name:** Nova

**Agent First Name:** Linda



### 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

