



**KINGSTON, TOWN**  
97 Blacks Rd, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$299,000**

Come see this spacious and comfortable ranch with 3 bedrooms, 2 bathrooms, and a full basement. Situated on a generous 1.7-acre lot, this property provides plenty of room for outdoor activities and potential future expansions. The main level of the house features a well-designed floor plan that maximizes space and functionality. The living area includes a cozy living room with an area for a wood stove, large eat-in kitchen, and pantry / laundry area also on the main floor. The full unfinished basement offers endless possibilities for customization and provides extra storage space or can be transformed into additional living space if needed. Outside, the 1.7-acres on 2 separate lots provides a peaceful and private setting. You can enjoy the beautiful natural surroundings, create a garden, or even add a pool or outdoor entertainment area. This house is a perfect combination of comfort and functionality.

**Addendum:** Additional land included in the sale 56.14-1-17 Land tax \$293 School \$629

**MLS ID:** 20233576

**Status Category:** Active

**Zone:** 31

**Year built:** 1965

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**Basement:** Full

**Status:** [4](#)

**Listing Category:** Residential

**Area, sq ft:** 1733 sq ft

**Acreage:** 1.7

**Age:** 41-60

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**SqFt 1st:** 1382

**Attic:** Scuttle

**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Range, Refrigerator

**Flooring:** Hardwood, Mixed

## UTILITIES

**Heat Source:** Baseboard

**Heating Fuel:** Oil

**Hot Water:** Electric

**Water:** Drilled Well

**Plumbing:** Mixed

**Electricity:** 200 Amps

**Sewer:** Septic-ingr.

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Ranch

**Roof:** Asph Shingle

**Lot Dimensions:** 70 X 398.1

**Style:** Ranch

**Siding:** Vinyl

**Other Buildings:** Additional Garage

**Lot:** 26

## LOCATION DETAILS

**Area/Town:** Kingston, Town

**County:** Ulster County

**School District:** Kingston Consolidated

**Directions:** From Washington Ave Kingston, Turn Right Onto Ny-32 / Boulevard. Bear Right Onto Blacks Rd. House On The Right 97

## LISTED BY

**Office Name:** Berardi Realty

**Agent Last Name:** Naccarato

**Agent First Name:** Louis



### Contact us

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