

## KINGSTON, CITY

102 Fairview Ave, Kingston, NY 12401

\$344,900

https://gristmillrealestate.com

Charming and move in ready cape is set up for comfortable living with two bedrooms located on the first floor. Spacious hallway has a linen and coat closets. Also on the first floor is a large living room, an eat in kitchen with wood cabinetry and a full updated bathroom. Hardwood floors in many of the rooms. Enjoy the convenience of your rear deck from the sliding glass doors in the kitchen. Great for BBQ's in the summer and sipping coffee in the morning. Follow the steps down into the fully fenced in backyard perfect for pets. The entire second floor is comprised of a primary suite with a full bath. With space large enough for bedroom, seating area, and small kitchenette. It's perfect for guests or as the homeowner's private suite. The full dry basement is great for storage and includes the washer/dryer set up. Easy off street parking and a one car garage with access right into the kitchen. This home is located within walking distance to all uptown Kingston has to offer: shopping, restaurants, and the local arts scene.

MLS ID: 20233588

Status Category: Pending

Zone: R1

Year built: 1954
Bedrooms: Three
Living Room Level: 1
Kitchen Level: 1

Bedroom 2 Level: 1

Attic Level: 2 SqFt 2nd: 600

**Kitchen Room Size:** 10x9.5 **Attic Room Size:** 15x16

Bedroom 2 Room Size: 12x12
Basement: Full, Unfinished
Date added: Added 2 years ago

**Listing Category:** Residential

Area, sq ft: 1524 sq ft

Acreage: 0.2 Age: 61-100 Full Baths: Two

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

**SqFt 1st:** 924

Living Room Room Size: 12x18

Dining Room Room Size: 6.5x9.5

Bedroom 1 Room Size: 10x13

Bedroom 3 Room Size: 15x15

Other Rooms: Main Bedroom

## **INTERIOR FEATURES**

Appliances: Dishwasher, Dryer, Microwave, Range,

Refrigerator, Washer

Cooling/Air Conditioning: Window Unit

Flooring: Ceramic, Hardwood, Laminate

**UTILITIES** 

Heat Source: Baseboard Heating Fuel: Natural Gas

Hot Water: Gas Water: Municipal Plumbing: Mixed Electricity: 100 Amps

Sewer: Municipal

**EXTERIOR FEATURES** 

Garage Type: Garage Attached Garage/Parking Extras: Driveway, Off Street, 1-car

**Driveway:** Blacktop **Style:** Cape

Style: Cape Construction: Frame/stick

Color: White Siding: Aluminum

Roof: Asph Shingle Lot Features: Landscaped, Level

Additional Exterior Features: Sprinkler System, Landscaped Lot Dimensions: 46x149

Lot: 20

**LOCATION DETAILS** 

Area/Town: Kingston, City School District: Kingston Consolidated

Lot/Site: City County: Ulster County

**Directions:** Hurley Ave To Snyder Ave To Right On Howland Ave To Left On Fairview Ave To House On Left.

**LISTED BY** 

Office Name: Howard Hanna Rand Realty Agent First Name: Rodney

Agent Last Name: Batista





Phone:

