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\$549,000

Indulge in refined living with this meticulously maintained home boasting gleaming hardwood floors, a welcoming fireplace, and a spacious kitchen that beckons culinary enthusiasts. The dining room provides an elegant backdrop for gatherings, blending style with functionality. Nestled strategically, this residence is conveniently located near the hospital, offering proximity to essential services. Embrace the charm of the Rondout waterfront and the historical allure of Uptown Kingston, creating a perfect synergy of comfort, convenience, and timeless appeal. Welcome home to a haven where meticulous care meets the seamless integration of modern amenities and classic elegance. Half bath on the first floor in the mud room area that steps onto the back porch. Nice back yard that is partially fenced. Fireplace has an electric insert in it but owner says it can burn wood.. They haven't so its unknow at this time..

MLS ID: 20240127 Status Category: Active Zone: Res Year built: 1939 Bedrooms: Three Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 2 Other 1 Level: 1 SqFt 2nd: 722 Kitchen Room Size: 11'8x12'7 Bedroom 1 Room Size: 13'4x14 Bedroom 3 Room Size: 11'4x10'4 Basement: Full, Unfinished Other Rooms: Office

Listing Category: Residential Area, sq ft: 1571 sq ft Acreage: 0.12 Age: 61-100 Full Baths: One Dining Room Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 SqFt 1st: 849 Living Room Room Size: 12'8x18 Dining Room Room Size: 11'5x14'9 Bedroom 2 Room Size: 10'9x13'5 Other Room 1 Size: 7x8 Attic: Pu Dw Date added: Added 2 years ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer **Fireplace Description:** Stone

Flooring: Ceramic, Hardwood Fireplace Location: Living Room

UTILITIES	
Heat Source: Baseboard	Heating Fuel: Oil
Water: Municipal	Plumbing: Mixed
Electricity: 200 Amps	Sewer: Municipal
Utility Level: B	

EXTERIOR FEATURES Garage Type: Garage Attached Style: Two Story Construction: Frame/stick Roof: Asph Shingle Additional Exterior Features: Partial Fenced

Garage/Parking Extras: Driveway, Off Street Style: Two Story Porch: Deck Lot Features: Landscaped, Level Lot Dimensions: 50x113

LOCATION DETAILS

Area/Town: Kingston, City Lot/Site: City Directions: Broadway To East Chester Left On Mary's Ave House On Right

LISTED BY

Lot: 35

Office Name: Howard Hanna Rand Realty Agent Last Name: Boice School District: Kingston Consolidated County: Ulster County

Agent First Name: Jeanne



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