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# \$249,900

Downtown Kingston home is within walking distance of the Kingston Point Rail Trail that leads to the Park, Beach, and Ball Fields. The home was gutted and completely renovated back in 2005. The interior offers nice high ceilings and move-in-ready condition. Just off the kitchen is a laundry room which then leads out to the private side patio. You can also walk from the home South to all Restaurants, Museums, Stores, Shops, Marinas, and Boat Tours. The basement is full and unfinished and was previously used as a workshop. The interior of the home has just been freshly painted.

**Addendum:** The owner also owns the neighboring single family to the Left (36 Gill St). These two homes could be Sold as a package deal, which is also coming available For Sale although needs some exterior painting work before formally going on the market, the asking price is \$269,900. The listing agent is the owner.

MLS ID: 20240173 Status Category: Active Zone: R2 Year built: 1900 Bedrooms: Three Full Baths: One Dining Room Level: 1 Bedroom 1 Level: 2 Bedroom 3 Level: 2 SqFt 2nd: 769 Kitchen Room Size: 13'2x10'10 Bedroom 1 Room Size: 8x11 Bedroom 3 Room Size: 13x13'10

Amenities: Garden Area, Play Area Date added: Added 2 years ago

#### **INTERIOR FEATURES**

Kitchen Description: Cabinets Wood Flooring: Carpet, Ceramic, Vinyl Listing Category: Residential Area, sq ft: 1586 sq ft Acreage: 0.04 Age: 100-200 Bathrooms: 1 Living Room Level: 1 Kitchen Level: 1 Bedroom 2 Level: 2 SqFt 1st: 817 Living Room Room Size: 12'7x13'7 Dining Room Room Size: 13x14'6 Bedroom 2 Room Size: 11'2x11 Basement: Full, Other/see Remarks, Walk Out, Concrete Floor, Unfinished Status: 2

Appliances: Range, Refrigerator Additional Interior Features: Insulated Doors, Insulated Windows, Smoke Detector, Carbon Monoxide Detector

### UTILITIES

Heat Source: Baseboard Hot Water: Electric Plumbing: Mixed Sewer: Municipal

# **EXTERIOR FEATURES**

Style: Two Story Construction: Frame/stick Siding: Vinyl Roof: Membrane, Other Views: Seasonal Additional Exterior Features: Landscaped Lot: 4 Heating Fuel: Natural Gas Water: Municipal Electricity: 200 Amps Utility Level: B

Style: Two Story Color: Tan Porch: Deck, Open, Patio Lot Features: Additional Land Available, Slope-gently Water Ways: Rondout Creek Lot Dimensions: 30x70

# LOCATION DETAILS

Area/Town: Kingston, City Elementary School: Kennedy K-4 County: Ulster County School District: Kingston Consolidated Lot/Site: City Directions: From Broadway In Kingston Take Downtown, Left At Mariners Harbor Onto Rondout Landing, Past Ole Savannah To Left Onto Gill Street- #32 Will Be On The Right.

## LISTED BY

Office Name: Berardi Realty Agent Last Name: Berardi Agent First Name: Gregory



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