



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

<https://gristmillrealestate.com>

**\$699,000**

Welcome to your 2 family dream home in the charming town of Esopus, just moments away from Port Ewen! If you're seeking a perfect space for entertaining and relishing the summer months in a spectacular party-ready backyard, this residence is a must-see. Immerse yourself in the unique features that make this home truly special – each one waiting to be discovered and appreciated. The owners, who have lovingly cared for this home since its construction, have ensured that both sides have been occupied by family, creating a warm and welcoming atmosphere. new roof under the solar panels, adds a modern touch to this classic abode, offering both eco-friendliness and cost efficiency. Will provide paperwork Step into a home that has been freshly painted and meticulously prepped for its new owners. The attention to detail and care are evident throughout, making it a turnkey haven for its next fortunate residents. Situated right on the border of Kingston's Downtown district and Port Ewen, you'll find yourself conveniently close to the amenities of both areas. Take a leisurely stroll to Freer Park by the river, the library, restaurants, and scenic rail trails, immersing yourself in the tranquility of this picturesque location. The ease of commuting is unparalleled, with quick access to the thruway, trains, and a nearby bus route – making your daily journeys a breeze. This home doesn't just offer a residence; it provides an opportunity to be a part of the vibrant community and take advantage of all the wonderful amenities that Ulster County has to offer. Whether you're in search of rental income or an in-law space, this property is versatile and accommodating. Seize the chance to experience the lifestyle this home offers. Call today to schedule your personal viewing and witness firsthand the charm, warmth, and endless possibilities that come with owning this remarkable 2-family residence in Esopus.

**Addendum:** There is a small parcel of land that will transfer with the lot the home is on 56-52.1.39 which is an additional .11 acre - there is a second entrance past the house to this parcel. There is also a second attic space for storage, a pull down scuttle. There is an alarm system through Safeco. The above ground pool is heated by natural gas. There are mini splits that provide air conditioning/heat and the have HEPA filters.

**MLS ID:** 20240241

**Status Category:** Active

**Acreage:** 0.39

**Year built:** 1989

**Basement:** Finished, Full, Interior Access

**Amenities:** Pool-above Ground, Other/see Remarks, Park, Playground, Library, Public Transportation

**Virtual Tour:**

<https://my.matterport.com/show/?m=GM6VnEhEewj&mls=1>

**Listing Category:** Multi-family

**Zone:** R12

**Survey:** Y

**Age:** 21-40

**Attic:** Other/see Remarks, Walk In

**Supplies:** Owner

**Date added:** Added 8 months ago

## INTERIOR FEATURES

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

**Cooling/Air Conditioning:** Ductless Split Ac Units

**Additional Interior Features:** Smoke Detector, Carbon Monoxide Detector

**Flooring:** Hardwood, Mixed

**Miscellaneous Features:** Bar-wet

## UTILITIES

**Heat Source:** Baseboard

**Water:** Municipal

**Electricity:** 200 Amps

**Heating Fuel:** Natural Gas

**Electric:** Owner

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Garage/Parking Extras:** Driveway, 2 Car

**Other Buildings:** Gazebo, Other/see Remarks

**Lot Dimensions:** Irr

**Garage Capacity:** Two

**Driveway:** Blacktop

**Additional Exterior Features:** Aboveground Pool, Outside Lighting, Gazebo, Solar Panel Own

**Lot:** 3

## LOCATION DETAILS

**Area/Town:** Esopus

**County:** Ulster County

**School District:** Kingston Consolidated

**Directions:** From Port Ewen 9w South At Light By Car Wash Take Right - House Will Be On The Right Past Entrance To The Riverview Condos.

## LISTED BY

**Office Name:** Keller Williams Realty Hv Nort

**Agent Last Name:** Kowatch

**Agent First Name:** Patricia



### Contact us

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