



## KINGSTON, CITY

363 Wilbur Ave, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$995,000**

Built in 1847 and painstakingly restored over several years, The Catalpa House is an idyllic retreat near the heart of historic Kingston. The exceptionally light-filled home sits back from the road on a hill amid 1.40 acres of pollinator gardens, woods, and ancient flowering trees. The house and its expertly envisioned interiors is the product of a long awaited restoration by a family of master artists and a talented group of artisan builders. Meandering bluestone pathways and stairs lead up to the home's entrance, which opens to a tiled entry parlor and an expansive living room. The floor is completed with a guest bedroom/library, a half bath, and French doors to one of the three restored porches. Wide maple stairs lead down to the first floor, with an open kitchen and dining area leading out to a stone-walled herb and vegetable garden and a pea-stone courtyard. The third floor has a spacious primary bedroom with an ensuite bath and a large private balcony with hand-carved mahogany posts and views of the wooded hills and gardens. Another bedroom overlooks the trees and shrubs in the front, and a full bath is also on this level, along with a laundry closet. The craftsmanship and attention to detail is apparent in every single facet of The Catalpa House. With some fully restored original windows and preserved wavy glass, others have been enlarged and custom-built to exacting specs. Extra thick glass has been used in the windows and doors to provide adequate insulation without the need for storm windows or screens. The house is filled with natural light from morning till dusk. All the walls are Venetian plaster with artistic gentle curves and arches in many places. Wide plank floors have been masterfully restored with a hand-rubbed, low-luster natural oil finish, and all the beams and posts are either original or solid cherry wood. The kitchen has Fisher Paykel appliances, a Forte stove, polished concrete countertops, and top-quality custom cabinetry. The landscape has been thoughtfully planned around the immense Catalpa trees and centuries-old cottonwood trees, all original to the property and in excellent health. There are raspberry bushes, native grasses, grape vines, roses, pollinator gardens, wildflowers, and bluestone steps and paths mined from the property itself. All the gardens were designed to accommodate the possibility of a swimming pool in the future. There is plenty of room to put in an accessory building or convert the existing stone structure, which is in excellent condition and currently serves as a garage, into a living space. The vibrant and architecturally delightful Kingston Stockade District is less than 5 minutes away. 20 minutes to Rhinecliff Amtrak and Rhinebeck, a half hour to Poughkeepsie Metro North and 90 minutes to New York City. The Catalpa House is just moments away from a few of our Kingston favorites, including Fletcher & Lu, Kingston Wine Co, and the local farmers market for anything you would need for a dinner party, Lola's and Ollie's for evening pizza cravings, Brunette Bar, Chleo, and Eliza's for drinks and small plates, and Kingston Bread + Bar, Village Coffee and Goods, Rough Draft Bar & Books for cozy daytime haunts.

**MLS ID:** 20240261

**Status Category:** Active

**Zone:** Residential

**Year built:** 1847

**Bedrooms:** Three

**Listing Category:** Residential

**Area, sq ft:** 2300 sq ft

**Acreage:** 1.4

**Age:** 100-200

**Bathrooms:** 3

**Full Baths:** Two  
**Living Room Level:** 2  
**Kitchen Level:** 1  
**Bedroom 2 Level:** 3  
**SqFt 1st:** 800  
**SqFt 3rd:** 750  
**Date added:** Added 1 year ago

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Ceramic, Concrete, Hardwood

**Miscellaneous Features:** Ceiling-beamed, French Doors

## UTILITIES

**Heat Source:** Central, Ductless Mini Split Sys

**Hot Water:** Electric

**Electricity:** 200 Amps

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Gravel

**Style:** Colonial, Farm House

**Color:** Cream

**Porch:** Deck, Patio

**Lot Features:** Landscaped, Private, Slope-moderate, Wooded

**Additional Exterior Features:** Balcony, Landscaped, Outside Lighting

**Lot:** 9

## LOCATION DETAILS

**Area/Town:** Kingston, City

**County:** Ulster County

## LISTED BY

**Office Name:** Four Seasons Sotheby's Int.

**Agent Last Name:** Kumar

**Half Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 3

**SqFt 2nd:** 750

**Total Rooms:** 9

**Appliances:** Dishwasher, Dryer, Exhaust Fan, Range, Range Hood, Range-built In, Refrigerator, Washer

**Cooling/Air Conditioning:** Central, Other

**Additional Interior Features:** Insulated Windows, Walk In Closets, Master Bath, French Doors, Smoke Detector, Carbon Monoxide Detector

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

**Garage/Parking Extras:** 2-car

**Style:** Farm House

**Construction:** Post And Beam

**Siding:** Wood

**Roof:** Asph Shingle

**Views:** Seasonal, Panoramic

**Lot Dimensions:** 1.4 Acres

**School District:** Kingston Consolidated

**Directions:** Heading South On Wilbur Ave, Home Will Be On Right.

**Agent First Name:** Raj



### Contact us

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