

## KINGSTON, CITY

60 Staples St, Kingston, NY 12401

\$325,000

https://gristmillrealestate.com

Even in the hustle & bustle of the city, a quiet haven can be found! 60 Staples St is that quiet haven! Perched on a hillside at the terminus of a cul-de-sac, surrounded on two sides by a wooded hillside, and lovingly maintained by the same family for 50 years, sits this rare gem! The main level offers 3 bedrooms, living room, eat-in kitchen & dining room, then a fully finished & approved basement with discrete walk in access, wide open den or family room, and a fourth bedroom & second full bath completes the living scenario. The utility space in the basement affords plenty of room for storage and a workshop, in addition to the outdoor shed, and the basement entry has a large foyer or mudroom to shake off the winter overwear or summer gardening clothes. Well maintained through the years, the roof was replaced in 2022, along with a great deal of new insulation in the attic space and sealed around the sill plates. Generac whole house generator rounds out the livability of this home!

**MLS ID:** 20240268

Status Category: Active

Zone: R-1

Year built: 1958 Bedrooms: Four Full Baths: Two

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

Den Level: B

Living Room Room Size: 12x14
Dining Room Room Size: 12x13
Bedroom 1 Room Size: 11x12
Bedroom 3 Room Size: 9x11
Basement: Finished, Full, Walk Out
Date added: Added 2 years ago

**Listing Category:** Residential

Area, sq ft: 1500 sq ft

Acreage: 0.2 Age: 61-100 Bathrooms: 2

Living Room Level: 1 Kitchen Level: 1

Bedroom 2 Level: 1 Bedroom 4 Level: B SqFt 1st: 1014

Kitchen Room Size: 10x13 Den Room Size: 22x14

**Bedroom 2 Room Size:** 11x11 **Bedroom 4 Room Size:** 12x13

Status: 2

## INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Carpet, Hardwood, Laminate

**Appliances:** Oven-built In, Range Hood, Range-built In, Washer

**UTILITIES** 

Heat Source: Baseboard, Hot Water, Stand By Generator

Hot Water: Gas

Electricity: Stand By Generator

**Utility Level:** B

Heating Fuel: Natural Gas

Water: Municipal Sewer: Municipal

Style: Ranch

**EXTERIOR FEATURES** 

Garage/Parking Extras: Off Street, 1-car

Style: Ranch Construction: Frame/stick

Siding: Aluminum Roof: Asph Shingle

Other Buildings: Shed Additional Exterior Features: Stand By Generator

Lot: 25

**LOCATION DETAILS** 

**Lot Dimensions:** 126x72

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

Lot/Site: City **County:** Ulster County

**Directions:** From Broadway-brewster St To Left On Levan To

Right On Staples. Last House On The Left

**LISTED BY** 

Office Name: Potter Realty Agent First Name: Daniel

Agent Last Name: Hauspurg



