



**HURLEY**  
316 Joys Ln, Hurley, NY 12443

**\$795,000**

<https://gristmillrealestate.com>

At the top of a picturesque hill in desirable Hurley sits this traditional center hall Colonial home featuring over 3700 sq. ft. of living space and an in ground pool. Move right in and start enjoying all this home has to offer. As you enter you are welcomed with a 19' ceiling and cultured stone tiled foyer. The first floor is spacious and inviting with hardwood floors throughout, 9' ceilings with crown molding, and lots of natural light coming from the large windows. Gather and entertain in the kitchen complete with plenty of custom cabinetry, large pantry, plenty of quartz countertops and stainless steel appliances. Adjacent to the kitchen is a large breakfast area with easy access to the rear yard. And that's not all! Also, on the first floor is a traditional living room, dining room, family room with fireplace, and bonus den that's currently used as a child's creative play space, but could also be a first floor bedroom. Oversized two car garage with a work station leads right into the mudroom with laundry and full bath with walk in shower. Head upstairs to the second floor landing area with nice wide hallways and very large primary bedroom with French doors, expansive bathroom, and walk in closet with plenty of room. Sit, relax, and take a break in the very comfortable sitting/reading area with large windows allowing all that natural light in. Two of the large bedrooms both share direct access to the full bath and there is plenty of closet space throughout. The fourth bdrm can easily be an office. The huge basement has access to the rear yard and is ready for your creative conversion into a game room, gym, etc------. The outside of this house offers just as much as the inside! The long driveway is lit with classic lanterns leading to a level rear yard, deck and patio. The fully fenced in heated inground pool will provide fun for several seasons. Also included is a professional child's outdoor playset. PLUS, above the garage is a bonus heated studio/office space and is perfect for overnight guests. Centrally located within minutes to Historic Uptown Kingston, Rt. 209 and the Thruway for easy access to hiking, biking, skiing, etc... This house has so much space and so much to offer!

**MLS ID:** 20240380

**Status Category:** Active

**Zone:** Res

**Year built:** 2004

**Bedrooms:** Four

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Den Level:** 1

**SqFt 1st:** 1660

**Living Room Room Size:** 14x17

**Listing Category:** Residential

**Area, sq ft:** 3730 sq ft

**Acreage:** 2

**Age:** 11-20

**Full Baths:** Three

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Other 1 Level:** 2

**SqFt 2nd:** 1660

**Family Room Room Size:** 14.3x15

**Kitchen Room Size:** 28.5x16

**Den Room Size:** 16x12

**Bedroom 2 Room Size:** 11x17

**Bedroom 4 Room Size:** 13x15.8

**Basement:** Full, Other/see Remarks, Bilco Door Access, Interior Access, Concrete Floor

**Other Rooms:** Finished Attic, Studio, Other/see Remarks, Main Bedroom

**Date added:** Added 11 months ago

**Dining Room Room Size:** 17x14

**Bedroom 1 Room Size:** 24x20

**Bedroom 3 Room Size:** 17x10.5

**Other Room 1 Size:** 23x28

**Attic:** Other/see Remarks

**Amenities:** Play Area, Pool-in Ground

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Oven-double, Range, Refrigerator, Washer

**Fireplace Location:** Family Room

**Miscellaneous Features:** Ceiling-cathedral

**Flooring:** Carpet, Ceramic, Hardwood

**Cooling/Air Conditioning:** Central

**Additional Interior Features:** Insulated Doors, Insulated Windows, Low E Windows, Dig.I Program Thermostat, Walk In Closets, 9 Ft. Ceilings, Master Bath, French Doors, Gas Stove Connection, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Baseboard

**Water:** Drilled Well

**Sewer:** Septic-ingr.

**Utility Room Size:** 6.9x7

**Heating Fuel:** Oil, Propane

**Plumbing:** Mixed

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Gravel

**Style:** Colonial

**Siding:** Wood

**Roof:** Asph Shingle

**Lot Features:** Landscaped, Level, Slope-moderate

**Additional Exterior Features:** Inground Pool, Landscaped, Outside Lighting, Paved Walkway

**Lot:** 40

**Garage/Parking Extras:** Driveway, Off Street, Other/see Remarks, 2-car

**Style:** Colonial

**Construction:** Frame/mod

**Porch:** Deck, Patio

**Other Buildings:** Playhouse

**Views:** Mountain, Farm

**Lot Dimensions:** 2.0

## LOCATION DETAILS

**Area/Town:** Hurley

**Elementary School:** Myer K-4

**County:** Ulster County

**School District:** Kingston Consolidated

**Lot/Site:** Rural

**Directions:** From Kingston To Hurley Ave Into Hurley. Left On Zandhoek, Right On Joys Lane, House On Right .

## LISTED BY

**Office Name:** Howard Hanna Rand Realty

**Agent Last Name:** Batista

**Agent First Name:** Rodney



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

