



**\$310,000**

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HIT THE DAILY DOUBLE! Here's a winning combination of location and condition offering a turn-key opportunity for the new owner. This solidly built brick Cape style charmer has been lovingly maintained. Perfectly located just minutes to Kingston's vibrant Stockade District's shops and restaurants with easy Thruway access, the sun-washed interior is light, airy and cheerful. Lovely hardwood floors add a rich warm element to the crisp neutral palette. There are two bedrooms, a full bath, living room and super sweet kitchen (with a new refrigerator and dishwasher) open to inviting dining space with soothing rear yard views. The walk-up finished attic space expands the living space - think office, playroom, yoga, studio or extra guest space. There's also a full basement accommodating your storage needs and an attached 1 car garage, too! The rear patio beckons al fresco entertaining and warm weather relaxation. A new boiler and high efficiency water heater offer additional peace of mind. If you're looking for a move-in ready low maintenance lifestyle, place your bet right here!

**MLS ID:** 20240390

**Status Category:** Pending

**Zone:** Res

**Year built:** 1965

**Bedrooms:** Two

**Full Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 1

**Attic Level:** 2

**SqFt 1st:** 1000

**Kitchen Room Size:** 11'6"x21

**Bedroom 1 Room Size:** 11'6"x14'6"

**Basement:** Full

**Other Rooms:** Loft

**Total Rooms:** 5

**Listing Category:** Residential

**Area, sq ft:** 1000 sq ft

**Acreage:** 0.32

**Age:** 41-60

**Bathrooms:** 1

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 1

**Basement Level:** B

**Living Room Room Size:** 11'6" X 21

**Attic Room Size:** 6'x38"

**Bedroom 2 Room Size:** 11'6"x11'6"

**Attic:** Finished, Stand Up, Walk In

**Basement Room Size:** Full

**Date added:** Added 9 months ago

## INTERIOR FEATURES

**Kitchen Description:** Country

**Flooring:** Hardwood, Linoleum

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

**Cooling/Air Conditioning:** Ceiling Fan

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

## UTILITIES

**Heat Source:** Radiators

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Oil

**Water:** Community

**Electricity:** Circuit Breakers, 200 Amps

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Blacktop, Gravel

**Style:** One Story

**Color:** Brick

**Porch:** Patio

**Other Buildings:** Shed

**Additional Exterior Features:** Landscaped, Paved Walkway

**Lot:** 7

**Garage/Parking Extras:** Lot-paved, 1-car

**Style:** One Story

**Construction:** Frame/stick

**Siding:** Brick

**Roof:** Metal

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

**Lot Dimensions:** .32 Acres

## LOCATION DETAILS

**Area/Town:** Hurley

**Elementary School:** Myer K-4

**County:** Ulster County

**School District:** Kingston Consolidated

**Lot/Site:** Hamlet/village

**Directions:** 209n To R On Russell Road To L On Schoolhouse Road To End. Right On Main Street To Stop Sign. Left On Hurley Avenue To House On Right. Or Use Gps.

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-king

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### Contact us

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