



**KINGSTON, CITY**  
99 W Chestnut St, Kingston, NY 12401

**\$789,000**

<https://gristmillrealestate.com>

Built and designed by famed Central Park architect Calvert Vaux in the 1890s and formerly the home/studio of Hudson River School painter Jervis McEntee, this unique home is filled with plenty of history and original character — and has the potential to generate income with its super cute studio apartment! You are greeted by an impressive facade, wrap-around front porch, and spacious entryway. Dramatic ceiling height and distinctive finishes are found throughout the home, and each room has something to make it feel special. Oversized windows bring in tons of natural sunlight, allowing the unique architecture of this home to really shine. The main level provides a gracious foyer, formal dining room, spacious kitchen with wide plank floors, and a full bath complete with clawfoot tub! You will also find the home's first sunny king-size bedroom and one of several living rooms. On the second level is a dramatic living room with super tall cathedral ceilings and built-in bookshelves. Another spacious bedroom sits on this floor, in addition to the impressive primary suite with its oversized en suite complete with both a large soaking tub and shower. The suite also boasts a wide-open closet/laundry space. The third floor offers two additional rooms with beautiful dormer windows plus a full bath with a claw foot tub. The ground floor of the house is a charming 768 sq/ft studio apartment with a private entrance and designated outdoor space. Fully set up with its own kitchen and full bathroom — possibilities abound with this adorable apartment! Rent it out to generate extra income, or use it as a WFH space or art studio. This expansive property has a sprawling yard perfect for grilling, dining al fresco, and growing your own flowers + veggies! Pathways crafted with vintage local bricks add historic charm, and strategic landscaping and fencing create a lovely and private space for enjoying nature close to home. This prime Kingston location is centrally positioned between the Waterfront/Rondout district and Midtown — with too many good spots to name for dining and shopping! Within one hour of the mountains you can spend the winter skiing at Hunter or Belleayre, and the rest of the year hiking, swimming, and fishing throughout the Catskills. The Ashokan Rail Trail is only 15 minutes away and you're only 20-25 minutes to other destination towns like Rhinebeck, New Paltz, Woodstock, and Stone Ridge/ Accord. Commutes or day trips into the city are a breeze being 90 minutes to the GWB and only 20 mins to the Rhinecliff train station!

**MLS ID:** 20240428

**Status Category:** Pending

**Zone:** R1

**Year built:** 1899

**Bedrooms:** 4

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

**Number of Units:** 2

**Unit 1 Baths:** 3

**Unit 2 Baths:** 1

**Listing Category:** Multi-family

**Area, sq ft:** 4170 sq ft

**Acreage:** 0.26

**Age:** 100-200

**Basement:** Finished, Other/see Remarks, Walkout, Concrete Floor

**Other Rooms:** Utility Room

**Unit 1 Bedrooms:** 4

**Unit 1 SqFt:** 3402

**Unit 2 SqFt:** 768

**Supplies:** -

**Date added:** Added 7 months ago

## INTERIOR FEATURES

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

**Fireplace Description:** Other/see Remarks

**Miscellaneous Features:** Ceiling-cathedral

**Flooring:** Ceramic, Concrete, Wood

**Cooling/Air Conditioning:** Window Unit

**Additional Interior Features:** Walk In Closets

## UTILITIES

**Heat Source:** Baseboard, Radiant

**Hot Water:** Gas

**Plumbing:** Mixed

**Electricity:** 200 Amps

**Heating Fuel:** Natural Gas

**Water:** -, Municipal

**Electric:** -

**Sewer:** Municipal

## EXTERIOR FEATURES

**Style:** Victorian

**Siding:** Wood

**Roof:** Asph Shingle

**Additional Exterior Features:** Fenced Full

**Lot:** 23

**Construction:** Frame/stick

**Porch:** Open

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

**Lot Dimensions:** 115 X 97

## LOCATION DETAILS

**Area/Town:** Kingston, City

**Lot/Site:** City

**Directions:** From Broadway Turn Right On W Chestnut, House Is .2 Miles On The Right.

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** Compass Greater Ny, Llc

**Agent First Name:** Katy

**Agent 2 First Name:** Leigh

**Office 2 Name:** Compass Greater Ny, Llc

**Agent Last Name:** Porte

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### Contact us

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