



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 10 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

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Office 2 Name: Compass Greater Ny, Llc

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