



**ESOPUS**  
23 Rondout Harbor, Port Ewen, NY 12466

<https://gristmillrealestate.com>

**\$325,000**

Easy living here! Homeowners Association takes care of all the "chores" so you don't have to. This bright and sunny townhouse has been freshly painted inside and it shows. Sliding glass doors in the expansive living room area lead to your own deck backed by a bank of trees. Enjoy outdoor living here or on your entry porch. The location can't be beat. You'll be a few minutes from downtown Kingston, the Rondout with scrumptious restaurants, coffee houses, boutiques and more. Stroll along the creek and watch the boats go by. Uptown Kingston isn't far and offers equally fun places to shop and eat. In the warmer months enjoy the community in-ground pool to cool off in. The Connelly Marina is just around the corner. This is a friendly and well-maintained community just waiting for your arrival!

**Addendum:** HOA Fee is \$400.00 per month and covers exterior maintenance, trash removal, lawn care and snow removal. Dishwasher is being sold "as is".

**MLS ID:** 20240430

**Status Category:** Active

**Zone:** R1

**Year built:** 1985

**Bedrooms:** Two

**Half Baths:** One

**Dining Room Level:** .

**Family Room Level:** .

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** .

**Other 1 Level:** .

**SqFt 1st:** 688

**Bedroom 1 Room Size:** 17.5x9.5

**Basement:** Partial, Concrete Floor, Unfinished

**Date added:** Added 7 months ago

**Listing Category:** Residential

**Area, sq ft:** 1324 sq ft

**Acreage:** 0.02

**Age:** 21-40

**Full Baths:** One

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** .

**Den Level:** .

**Other 2 Level:** .

**Living Room Room Size:** 19.5x20.8

**Bedroom 2 Room Size:** 16.10x11.5

**Amenities:** Club House, Common Pool, Pool-in Ground, Library

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Range-built In, Refrigerator, Washer, Other/see Remarks

**Cooling/Air Conditioning:** Window Unit

**Flooring:** Hardwood, Vinyl

**Additional Interior Features:** Sliding Glass Doors, Smoke Detector, Carbon Monoxide Detector

## UTILITIES

**Heat Source:** Baseboard, Hot Water, Zoned

**Hot Water:** Gas

**Plumbing:** Mixed

**Sewer:** Municipal

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Electricity:** 200 Amps

**Utility Level:** .

## EXTERIOR FEATURES

**Garage/Parking Extras:** Assigned

**Style:** Townhouse

**Construction:** Frame/stick

**Roof:** Asph Shingle

**Lot Dimensions:** 22x42

**Driveway:** Blacktop, Common

**Style:** Townhouse

**Porch:** Deck

**Additional Exterior Features:** Outside Lighting, Paved Walkway

**Lot:** 24

## LOCATION DETAILS

**Area/Town:** Esopus

**Lot/Site:** Subdivision/development

**Directions:** Take 9w South Towards Port Ewen. At Light, Turn Right Onto Old Rt. 9w, Then Left Onto Connelly Road. Go To Second Entrance Of Rondout Harbor. # 23 Is On The Right.

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

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

**Agent Last Name:** O'hare

**Agent First Name:** Barbara



### Contact us

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