



ROSENDALE

574 Hickory Bush Rd, Kingston, NY 12401

<https://gristmillrealestate.com>

\$749,000

This thoughtfully renovated farm house is the proverbial needle in a haystack for Hudson Valley buyers: a move-in-ready 19th-Century property with well-preserved charm but plenty of modern updates, plus privacy, quiet and convenience, too. Situated on 1.6 acres, with an additional .2-acre build-able lot across the lane, the house has been expanded to include a new entry foyer, full bathroom and spacious living room on the ground floor, now opening through French doors to a spectacular glass-roofed 4-season sunroom that takes full advantage of the surrounding view of hillsides and gardens. Warm and stylish is the tone throughout, from the original front porch featuring carefully restored period brackets, all the way through the original front parlor, now suitable for use as a ground-floor bedroom, and the light-filled and beamed dining and kitchen area featuring Sub-Zero and Wolf appliances and a charming window-bed nook. Upstairs are 2 sunny bedrooms featuring custom built-in storage, an additional full bath, and access to a spacious attic. Numerous recent updates include central air conditioning, a new roof, a new oil tank, high-end replacement windows, and an exterior paint job. Outside, the property features lovely mature trees and plantings, plus a unique Bavarian-style garage. The separate parcel across the lane, once the site of a house, and with its own well and septic system still in place, is ready for construction of a new house or studio. Replete with all the charms and privacy of a rural farm house, the property is also centrally located, with the popular Wallkill Valley rail trail, Uptown Kingston and the village centers of Rosendale, New Paltz and Stone Ridge all just minutes away.

MLS ID: 20240507

Status Category: Active

Zone: R1

Year built: 1875

Bedrooms: Two

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: -

Den Level: -

Other 2 Level: -

SqFt 2nd: 540

Family Room Room Size: 12'9 X 13'

Dining Room Room Size: 13' X 12'

Bedroom 2 Room Size: 12'9 X 9'4

Basement: Full, Unfinished

Listing Category: Residential

Area, sq ft: 1676 sq ft

Acreage: 1.8

Age: 100-200

Full Baths: Two

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 2

Bedroom 4 Level: -

Other 1 Level: 1

SqFt 1st: 1136

Living Room Room Size: 17'11 X 13'

Kitchen Room Size: 13' X 12'

Bedroom 1 Room Size: 12'9 X 13'

Other Room 1 Size: 11'5 X 28'

Attic: Pu Dw

Date added: Added 7 months ago

INTERIOR FEATURES

Kitchen Description: Eat In

Flooring: Ceramic, Hardwood

Fireplace Location: Family Room

Miscellaneous Features: Ceiling-beamed, French Doors

Appliances: Dishwasher, Dryer, Exhaust Fan, Indoor Grill, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener, Energy Star Appliances

Fireplace Description: Brick

Cooling/Air Conditioning: Central, Ductless Split Ac Units

Additional Interior Features: Insulated Doors, Skylights, Master Bath, French Doors

UTILITIES

Heat Source: Forced Air, Ductless Mini Split Sys

Hot Water: Electric

Plumbing: Mixed

Sewer: Septic-ingr.

Utility Room Size: 7'8 X 9'4

Heating Fuel: Oil

Water: Drilled Well

Electricity: 200 Amps

Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Detached

Style: Farm House

Construction: Frame/stick

Siding: Clapboard

Roof: Asph Shingle

Lot Dimensions: 1.8 Acre

Garage/Parking Extras: Off Street, 1-car

Style: Farm House

Color: White

Porch: Open, Patio

Lot Features: Other/see Remarks

Lot: 15.100

LOCATION DETAILS

Area/Town: Rosendale

Lot/Site: Rural

Directions: From Ny-32 Heading South From Kingston, Take Right On Kallop Rd Then Right On Hickory Bush Rd. House Is On Left.

School District: Kingston Consolidated

County: Ulster County

LISTED BY

Office Name: Bhhs Hudson Valley Prop-king

Agent Last Name: Clement

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Contact us

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