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# \$259,900

This Move In Ready Ranch Home with great curb appeal has 3-bedrooms and an open floor plan making it feel spacious and bright. A comfortable living room opens up into a charming kitchen/dining area combo. The White Kitchen Cabinets give this space lots of charm and you also have plenty of room for a good sized table. The stackable washer/dryer near the back door is so convenient along with a pantry/storage cabinet This owner has done several improvements including a brand new furnace, brand new bedroom doors, a new dining area window, new plumbing and bathroom updates. Enjoy walks in this old fashioned neighborhood with the Rondout Creek right around the corner. Minutes to the Historic Kingston Downtown Waterfront with wonderful restaurants and shops. Appox. 2 hours out of NYC

**Addendum:** The water spigot in the front of the house is not working and no longer in use. There is one in the back of the house in use.

MLS ID: 20240508 Status Category: Pending Zone: Res 1 Year built: 1964 Bedrooms: Three Full Baths: One Kitchen Level: 1 Bedroom 2 Level: 1 SqFt 1st: 1026 Kitchen Room Size: 13 X 18.2 Bedroom 2 Room Size: 12 X 10.2 Attic: Stair/crawl

#### **INTERIOR FEATURES**

Kitchen Description: Eat In Flooring: Carpet, Laminate

#### UTILITIES

Heat Source: Forced Air Hot Water: Propane Listing Category: Residential Area, sq ft: 1026 sq ft Acreage: 0.17 Age: 41-60 Bathrooms: 1 Living Room Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 Living Room Room Size: 12 X 14.10 Bedroom 1 Room Size: 12.8 X 10.3 Bedroom 3 Room Size: 10 X 8.10 Date added: Added 2 years ago

Appliances: Dryer, Exhaust Fan, Range, Refrigerator, Washer

Heating Fuel: Propane Water: Municipal

# **EXTERIOR FEATURES**

Driveway: Blacktop, Gravel Style: Ranch Color: Grey Roof: Asph Shingle Additional Exterior Features: Landscaped Lot: 34

### LOCATION DETAILS

Area/Town: Esopus Lot/Site: Hamlet/village

**Directions:** From Downtown Kingston (waterfront) Take 9w South Into Port Ewen. Right Onto Connelly Rd, Right Onto Plantasia Ave., Left Onto Mary's Ave, House On Right

### LISTED BY

Office Name: Howard Hanna Rand Realty Agent Last Name: Ehmann Sewer: Municipal

Style: Ranch Construction: Frame/stick Siding: Vinyl Lot Features: Landscaped, Level Lot Dimensions: 70 X 110

School District: Kingston Consolidated County: Ulster County Neighborhood: Connelly

Agent First Name: Marguerite



Contact us Phone:

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