



**KINGSTON, CITY**  
301 Lucas Ave, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$379,000**

Welcome to this spacious and conveniently situated home nestled in Uptown Kingston, offering the perfect blend of comfort and accessibility. Boasting 5 bedrooms and 2.5 baths spread across 2081 square feet, this residence caters to both family living and entertaining. One notable feature of the main level is the inclusion of a handicap accessible bedroom and bathroom, ensuring comfort and convenience for all residents and guests. Ascending to the second level, you'll find four additional bedrooms, each offering comfort and privacy. A full bath serves the needs of these upper-level rooms, enhancing functionality and convenience. This home's location is truly exceptional. Property is in walking distance to Forsyth Park, and the Uptown Historic District. Fire hydrant on corner of property which gives the current owner a break on their homeowners insurance. Property is being sold "As Is".

**MLS ID:** 20240622

**Status Category:** Pending

**Zone:** 210

**Year built:** 1907

**Bedrooms:** Five

**Half Baths:** One

**Dining Room Level:** 1

**Family Room Level:** -

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** 2

**Attic Level:** 3

**Other 1 Level:** -

**SqFt 1st:** 1012

**SqFt 3rd:** 357

**Attic:** Walk Up

**Listing Category:** Residential

**Area, sq ft:** 2081 sq ft

**Acreage:** 0.16

**Age:** 100-200

**Full Baths:** Two

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 2

**Den Level:** -

**Basement Level:** B

**Other 2 Level:** -

**SqFt 2nd:** 712

**Basement:** Dirt

**Date added:** Added 6 months ago

## INTERIOR FEATURES

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

**Flooring:** Hardwood

## UTILITIES

**Heat Source:** Radiators

**Heating Fuel:** Natural Gas

**Hot Water:** Electric

**Plumbing:** Mixed

**Sewer:** Municipal

**Water:** Municipal

**Electricity:** 200 Amps

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Style:** Two Story

**Siding:** Vinyl

**Roof:** Asph Shingle

**Handicap Accessible:** Yes

**Lot:** 38

**Garage/Parking Extras:** Driveway, 1-car

**Color:** White

**Porch:** Deck, Open

**Lot Features:** Corner Lot, Level

**Lot Dimensions:** .16

## LOCATION DETAILS

**Area/Town:** Kingston, City

**County:** Ulster County

**School District:** Kingston Consolidated

**Directions:** Lucas Ave. To #301 On The Right. Corner Of Lucas Ave. And Merritt.

## LISTED BY

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

**Agent Last Name:** Weber

**Agent First Name:** Christine



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

