

**ULSTER-Town of** 163 Church Hill Rd, Kingston, NY 12401

https://gristmillrealestate.com

\$249,000

On a bay of the Rondout Creek! Bring your paint cans & your imagination! This 2 story structure has tons of potential & plenty room inside to build your dream home. 1st floor has 2 massive open rooms which would be a perfect for entertaining. 2nd level has bedrooms & baths which can be reconfigured to your liking. There is also a Historic Brick school house is on the property which would be perfect for a studio or storage. Close to shopping, schools and amenities. Sold as-is. Buyer to pay NYS and any local transfer taxes. Offers with financing must be accompanied by pre-qual letter; cash offers with proof of funds. \*\*Please see agent remarks for access, showing instructions and offer presentation remarks.\*\*

**Addendum:** The structure will have to be converted back to a single family home.

**MLS ID:** 20240650

Status Category: Active

Zone: Res

Year built: 1900 Bedrooms: Three Full Baths: Two

Living Room Level: 1
Kitchen Level: 1
Bedroom 1 Level: 2
Bedroom 3 Level: 2
Basement: Unfinished

Date added: Added 1 year ago

UTILITIES

**Heat Source:** Baseboard

Sewer: Septic-ingr.

**EXTERIOR FEATURES** 

**Garage/Parking Extras:** Driveway

Style: Two Story

Water Ways: Rondout Creek

**Lot:** 17.7

**Listing Category:** Residential

Area, sq ft: 6198 sq ft

Acreage: 1
Age: 100-200
Bathrooms: 3
Half Baths: One

Dining Room Level: 1
Family Room Level: 1
Bedroom 2 Level: 2

SqFt 1st: 3099 Total Rooms: 7

Water: Drilled Well

Style: Two Story
Siding: Vinyl, Wood
Lot Dimensions: 0x0

## **LOCATION DETAILS**

Area/Town: Ulster-town Of

County: Ulster County

**LISTED BY** 

Office Name: River Realty Services Inc.

Agent Last Name: Raphael

School District: Kingston Consolidated

**Directions:** Main Street North (route 213) To Left On Canal Street, Left On Church Hill Road, House Is On The Right

Agent First Name: Lee





Phone:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

