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# \$775,000

Calling all investors! First time on market, this Uptown compound was built, and maintained by the same family for 100 years. Consisting of a 3 family with two one-bedroom units on first floor, and a spacious two bedroom up, that includes washer and dryer, access to a full attic for additional storage, a lovely private enclosed porch, and a deck that opens from one of the bedrooms, would make an ideal on-site homeowners' unit. The two family has a one-bedroom on lower level, and one bedroom up, with a private deck and storage space in the attic. Large, detached garage lends the possibility of additional income, if rented separately. Property has been well maintained, and all units have separate utilities. Desirable location close to the Uptown stockade district shops, restaurants, local bus routes, Trailways bus Forsythe Park and Nature center, and the NYS thruway for commuters. This is a must see!

**Addendum:** 30 Hurley Ave - 2 family residence- 2 one-bedroom apartments, a large, detached garage, the upstairs unit has additional spacious third floor storage space, and a walk out deck. sq. footage1245, garage 756 34 Hurley Ave (32) 3 family residence - 2 one bedroom first floor units, with shared laundry in basement and one 2-bedroom unit, with private enclosed porch, washer/dryer in unit/ and a full walk-up attic for additional storage. sq footage 2447

MLS ID: 20240658 Status Category: Active Acreage: 0.93 Year built: 1920 Basement: Full, Unfinished Number of Units: 5

### **INTERIOR FEATURES**

Appliances: Dryer, Range Hood, Refrigerator, Washer

UTILITIES Heat Source: Forced Air Water: 2271, Municipal Electric: 704

### **EXTERIOR FEATURES**

Garage Type: Garage Detached

Listing Category: Multi-family Zone: T4 Survey: Y Age: 100-200 Attic: Other/see Remarks, Walk Up Date added: Added 1 year ago

Flooring: Carpet, Ceramic, Hardwood, Vinyl

Heating Fuel: Natural Gas Plumbing: Mixed Sewer: Municipal

Garage Capacity: Two

Garage/Parking Extras: Driveway, Driveway-shared, Lotpaved Style: Two Story Siding: Vinyl Lot Features: Level Lot: 27

# LOCATION DETAILS

Area/Town: Kingston, City

Lot/Site: City

**Directions:** From Nys 87, To Exit 19 Kingston, Take Traffic Circle To Washington Ave, Right On Hurley Ave .... Shared Dr On Left, House Numbers Are Labeled 30 And 32. Next To The Big Emotions Sign.... Can't Miss It ...

# LISTED BY

Office Name: Berardi Realty

Agent Last Name: Polito

Driveway: Blacktop

Construction: Frame/stick Porch: Deck, Enclosed Porch Lot Dimensions: .93

School District: Kingstonconsold County: Ulster County Neighborhood: Uptown

Agent First Name: Nicole



Contact us Phone:

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