



KINGSTON, CITY
55 Grandview Ave, Kingston, NY 12401

\$540,000

<https://gristmillrealestate.com>

You don't want to miss out on this Large 3 bedroom 2 bath uptown Kingston ranch minutes to the stockade district. From the entry foyer, enter into the livingroom with brick fireplace. Formal dining area has sliders to a massive enclosed porch/forida room approx 19x31 which you will probably spend 3 seasons enjoying. Back inside find a cozy den right next to the eat-in kitchen. Or convert that den to enlarge the kitchen. Kitchen has newer stainless steel gas range and microwave. Refrigerator is only 4 years old. There are 3 bedrooms including a 12x17 Main bedroom suite with bath and walk-in closets and additional 15x11 office or sitting room. The basement is vast with a semi finished 25x28 family room and 2 additional unfinished rooms approx 33x24 and 25x15. The full washer and dryer are located on the main floor for easy access. back outside, in addition to the enclosed porch there is a deck and a gas grill with municipal gas. The lot is 100x190 and has a great back yard. Roof is newer and central air is only about 4 years old.

MLS ID: 20240711

Status Category: Active

Zone: R-1

Year built: 1970

Bedrooms: Three

Full Baths: Two

Dining Room Level: 1

Family Room Level: L

Bedroom 2 Level: 1

Den Level: 1

Other 1 Level: 1

SqFt 1st: 2009

Family Room Room Size: 25x28

Dining Room Room Size: 12x11.5

Bedroom 1 Room Size: 11.5x11.5

Bedroom 3 Room Size: 12x17.5

Other Room 2 Size: 19x31

Attic: Pu Dw

Basement Room Size: 33x24

Virtual Tour:

<https://idx.paradym.com/idx/55-Grandview-Avenue-Kingston-NY-12401/4858054>

Listing Category: Residential

Area, sq ft: 2009 sq ft

Acreage: 0.41

Age: 41-60

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 1

Basement Level: L

Other 2 Level: 1

Living Room Room Size: 18x14

Kitchen Room Size: 12x11.5

Den Room Size: 11.5x9.4

Bedroom 2 Room Size: 11.5x11.6

Other Room 1 Size: 15x11

Basement: Finished, Full, Interior Access, Garage Access

Other Rooms: Den, Florida Sun Room

Total Rooms: 8

Date added: Added 6 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Fireplace Description: Brick

Cooling/Air Conditioning: Central

Flooring: Carpet, Laminate

Fireplace Location: Living Room

Additional Interior Features: Master Bath

UTILITIES

Heat Source: Baseboard

Hot Water: Electric

Plumbing: Mixed

Utility Level: 1

Heating Fuel: Natural Gas

Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

Garage Type: Garage Attached

Driveway: Blacktop

Style: Ranch

Color: White

Porch: Deck, Enclosed Porch

Lot Features: Level

Lot Dimensions: 100x180

Garage/Parking Extras: 2-car

Style: Ranch

Construction: Frame/stick

Siding: Vinyl

Roof: Asph Shingle

Additional Exterior Features: Screened Porch

Lot: 10

LOCATION DETAILS

Area/Town: Kingston, City

Elementary School: Edson K-4

Directions: From Thruway Traffic Circle, Take Washington Ave Exit 5 Lights To Main St, Make Right And Take Main Street To End, Take Right Onto Grandview, House Is 55 On Left

School District: Kingston Consolidated

County: Ulster County

LISTED BY

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Agent Last Name: Spiesman

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