



**KINGSTON, CITY**  
55 Grandview Ave, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$540,000**

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 10 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

**Office Name:** Weichert, Realtors The Spiesma

**Agent First Name:** Randy

**Agent 2 First Name:** Terry

**Office 2 Name:** Weichert, Realtors The Spiesma

**Agent Last Name:** Spiesman

**Agent 2 Last Name:** Spiesman



### 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

