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\$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 Listing Category: Residential Status Category: Active Area, sq ft: 2009 sq ft Zone: R-1 **Acreage:** 0.41 Year built: 1970 Age: 41-60 Bedrooms: Three Bathrooms: 2 Full Baths: Two Living Room Level: 1 Kitchen Level: 1 **Dining Room Level:** 1 Family Room Level: L Bedroom 1 Level: 1 Bedroom 2 Level: 1 Bedroom 3 Level: 1 Den Level: 1 Basement Level: L Other 1 Level: 1 Other 2 Level: 1 SqFt 1st: 2009 Living Room Room Size: 18x14 Kitchen Room Size: 12x11.5 Family Room Room Size: 25x28 Dining Room Room Size: 12x11.5 Den Room Size: 11.5x9.4 Bedroom 2 Room Size: 11.5x11.6 Bedroom 1 Room Size: 11.5x11.5 Bedroom 3 Room Size: 12x17.5 Other Room 1 Size: 15x11 Other Room 2 Size: 19x31 Basement: Finished, Full, Interior Access, Garage Access Attic: Pu Dw Other Rooms: Den, Florida Sun Room Basement Room Size: 33x24 Total Rooms: 8 Date added: Added 1 year ago Virtual Tour: https://idx.paradym.com/idx/55-Grandview-Avenue-Kingston-NY-12401/4858054

INTERIOR FEATURES Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer Fireplace Description: Brick

Cooling/Air Conditioning: Central

UTILITIES

Heat Source: Baseboard Hot Water: Electric Plumbing: Mixed Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Attached Driveway: Blacktop Style: Ranch Color: White Porch: Deck, Enclosed Porch Lot Features: Level Lot Dimensions: 100x180

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

LISTED BY

Office Name: Weichert, Realtors The Spiesma Agent First Name: Randy Agent 2 First Name: Terry Flooring: Carpet, Laminate

Fireplace Location: Living Room Additional Interior Features: Master Bath

Heating Fuel: Natural Gas Water: Municipal Sewer: Municipal

Garage/Parking Extras: 2-car Style: Ranch Construction: Frame/stick Siding: Vinyl Roof: Asph Shingle Additional Exterior Features: Screened Porch Lot: 10

School District: Kingston Consolidated County: Ulster County

Office 2 Name: Weichert, Realtors The Spiesma Agent Last Name: Spiesman Agent 2 Last Name: Spiesman



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