



**\$265,000**

<https://gristmillrealestate.com>

Welcome to this charming three bedroom home ideally situated in the heart of Kingston. Located near the hospital and high school, this property offers convenience and comfort. The home has hardwood floors through most of the house, with abundant natural light that brightens every room. There is a formal dining room, perfect for entertaining guests, and a relaxing screened-in porch off of the main bedroom for your enjoyment. With a little TLC, you could add your own personalization and make it your own. Don't miss the opportunity to own this delightful home, in a prime Kingston location!

**Addendum:** One of the bedrooms is quite small.. perhaps a good office space. There is no driveway, but there seems to always be plenty of street parking.

**MLS ID:** 20240718

**Status Category:** Active

**Zone:** Res

**Year built:** 1935

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 2 Level:** 2

**SqFt 1st:** 784

**Basement:** Full, Concrete Floor, Unfinished

**Status:** [2](#)

**Date added:** Added 9 months ago

**Listing Category:** Residential

**Area, sq ft:** 1342 sq ft

**Acreage:** 0.08

**Age:** 61-100

**Full Baths:** One

**Dining Room Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 2nd:** 558

**Attic:** Walk Up

**Total Rooms:** 6

## INTERIOR FEATURES

**Appliances:** Dryer, Range, Refrigerator, Washer

**Flooring:** Hardwood, Linoleum, Slate

## UTILITIES

**Heat Source:** Baseboard

**Heating Fuel:** Oil

**Water:** Municipal

**Sewer:** Municipal

**Utility Level:** B

## EXTERIOR FEATURES

**Style:** Two Story

**Color:** White

**Roof:** Asph Shingle

**Lot Dimensions:** 33x100

**Style:** Two Story

**Porch:** Glass Enclosed

**Other Buildings:** Playhouse

**Lot:** 56

## LOCATION DETAILS

**Area/Town:** Kingston, City

**County:** Ulster County

**School District:** Kingston Consolidated

**Directions:** From Broadway, Turn Onto W O'reilly St. #38 On Left

## LISTED BY

**Office Name:** Chapman Realty Of The Hudson V

**Agent Last Name:** Chapman

**Agent First Name:** Christine



### 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

