



**ESOPUS**  
740-742 Broadway #9w, Ulster Park, NY 12487

**\$1,495,000**

<https://gristmillrealestate.com>

Nostalgically revered El Paso Winery is available for the next owner to take over and make their own remarkable memories and unforgettable wine. This property includes a detached Single Family home including 3 bedrooms 2 full baths, a craft style kitchen, granite countertops, 6 burner Viking range, formal living and dining rooms, fresh Berber carpets leading upstairs where you'll find a private ensuite and soaking bathtub that gives way to mountain views as you relax and unwind. The oversized barn has been converted to a wine tasting room and event space with additional entertaining space outdoors showcasing a decorative Pergola on the 36' X 40' Deck with natural mountain view backdrops perfect for parties and large gatherings or tastings. The custom original pine bar seats a large crowd perfect for cocktail hour and reception space. Includes 8 acres on 9W/Broadway in Ulster Park with high visibility. If you're looking for a turn key opportunity in a great location. 15 minutes from Kingston, or the Poughkeepsie Bridge, Just 2 hours from NYC. Showings start Monday, April 1st

**Addendum:** One well for winery and house, 2 separate septic tanks (1000 gallon) each. (last pumped about 5 years ago) UV light. This property consists of 4 parcels. see associated docs. The single family house and oversized barn used as a winery are on one lot. three additional lots are included in the sale totaling the 8 acres. Monday April 1st showings available

**MLS ID:** 20240758

**Status Category:** Active

**Zone:** Gc

**Year built:** 1890

**Bedrooms:** Three

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 2

**Den Level:** 1

**Basement Level:** B

**SqFt 1st:** 984

**Living Room Room Size:** 12' X 18' 6

**Kitchen Room Size:** 17' X 12'9

**Bedroom 1 Room Size:** 9' X 11'9

**Bedroom 3 Room Size:** 9'2 X 12'9

**Attic:** Pu Dw

**Amenities:** Garden Area, Other/see Remarks

**Listing Category:** Residential

**Area, sq ft:** 1556 sq ft

**Acreage:** 8

**Age:** 100-200

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 1

**Attic Level:** A

**Other 1 Level:** O

**SqFt 2nd:** 572

**Family Room Room Size:** 10'x 6'6

**Dining Room Room Size:** 12'2 X 14'2

**Bedroom 2 Room Size:** 12'3 X 14'6

**Basement:** Full, Unfinished

**Other Rooms:** Office

**Date added:** Added 6 months ago

## INTERIOR FEATURES

**Kitchen Description:** Breakfast Bar

**Flooring:** Carpet, Vinyl, Wood

**Miscellaneous Features:** Bar-wet, French Doors, Other/see Remarks

**Appliances:** Dishwasher, Range, Refrigerator

**Cooling/Air Conditioning:** Ceiling Fan

## UTILITIES

**Heat Source:** Hot Water, Steam

**Hot Water:** Gas

**Plumbing:** Mixed

**Sewer:** Septic-ingr.

**Heating Fuel:** Natural Gas

**Water:** Drilled Well

**Electricity:** 200 Amps

**Utility Level:** B

## EXTERIOR FEATURES

**Garage Type:** Garage Detached

**Driveway:** Blacktop

**Style:** Two Story

**Siding:** Vinyl

**Roof:** Asph Shingle

**Lot Features:** Parking Lot

**Lot Dimensions:** 8 Acres

**Garage/Parking Extras:** Lot-paved

**Style:** Two Story

**Construction:** Frame/stick

**Porch:** Open

**Other Buildings:** Barn

**Views:** Meadow, Mountain

**Lot:** 6.400

## LOCATION DETAILS

**Area/Town:** Esopus

**Lot/Site:** Other/see Remarks

**Directions:** From Kingston, Head South On 9w 742 Broadway Is On Your Right. From Pok Bridge Take 9w/broadway North And It's On Your Left

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** Berardi Realty

**Agent Last Name:** Nunez

**Agent First Name:** Yameil



### Contact us

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