

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 Pergula 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

SaFt 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: 0 **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 1 year ago

INTERIOR FEATURES

Kitchen Description: Breakfast Bar **Appliances:** Dishwasher, Range, Refrigerator

Flooring: Carpet, Vinyl, Wood Cooling/Air Conditioning: Ceiling Fan

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

Remarks

UTILITIES

Heat Source: Hot Water, Steam **Heating Fuel:** Natural Gas

Hot Water: GasWater: Drilled WellPlumbing: MixedElectricity: 200 Amps

Sewer: Septic-ingr. Utility Level: B

EXTERIOR FEATURES

Garage Type: Garage Detached Garage/Parking Extras: Lot-paved

Driveway: Blacktop Style: Two Story
Style: Two Story Construction: Frame/stick

Siding: Vinyl Porch: Open

Roof: Asph Shingle

Lot Features: Parking Lot

Views: Meadow, Mountain

Lot Dimensions: 8 Acres Lot: 6.400

LOCATION DETAILS

Area/Town: Esopus School District: Kingston Consolidated

Lot/Site: Other/see Remarks County: Ulster County

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

LISTED BY

Office Name: Berardi Realty Agent First Name: Yameil

Agent Last Name: Nunez



