

## KINGSTON, TOWN

35 Meyers Rd, Kingston, NY 12401

\$699,000

https://gristmillrealestate.com

1957 Mid Century Modern STYLISH Brick home w/full finished basement and in-ground HEATED SALINE POOL. You could be floating in your POOL by Summer! Imagine coming home from a days hike in the CATSKILLS MOUNTAINS to relax in your HOT TUB while you enjoy nearby mountain views. Play cards in front of your cozy BRICK FIREPLACE. Gorgeous original exposed hand-hewn WOOD ceiling beams. Charming large open flow kitchen with coffee bar/breakfast nook. Large fully enclosed porch and 2 decks...all on 1.6 ACRES with new wooden privacy fence. Home has been recently renovated. Attached garage with remote control. Large level lot with fire pit and GREENHOUSE. The list goes on... Perfect location. Under 10 min to Woodstock, Downtown Kingston and Adams Fairacre Farms. World class Michelin star restaurants all a short drive away. Both Amtrak Train access and Trailways bus conveniently accessible. Successful rental income. Turn key and move in ready. Interior designer level furniture available upon request.

Addendum: Buyer agents to verify sq footage, local short term rental rules, and all taxes

MLS ID: 20240794 Listing Category: Residential

Status Category: Active Area, sq ft: 2050 sq ft

Zone: R Acreage: 1.6
Survey: Y Year built: 1957
Age: 41-60 Bedrooms: Three
Bathrooms: 2 Full Baths: Two

Living Room Level: 1
Kitchen Level: 1
Bedroom 2 Level: 1
Bedroom 3 Level: 1
SqFt 1st: 950
Basement: Finished, Full

Amenities: Hot Tub, Pool-in Ground Date added: Added 1 year ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Exhaust Fan, Microwave, Range, Refrigerator, Low Flow Commode, Low Flow Fixtures, Energy

Star Appliances, Whole House Filter System

Fireplace Description: Brick

**Cooling/Air Conditioning:** Ceiling Fan, Heat Pump, Ductless

Split Ac Units

Flooring: Hardwood, Wood

Fireplace Location: Living Room

Additional Interior Features: Skylights, Sliding Glass Doors,

Gas Stove Connection, Garage Door Opener

## UTILITIES

Heat Source: Baseboard, Heat Pump, Abv Ground Fuel Tank,

**Ductless Mini Split Sys** 

Water: Drilled Well Plumbing: Mixed Electricity: 200 Amps Sewer: Septic-ingr.

**EXTERIOR FEATURES** 

Garage Type: Garage Attached Garage/Parking Extras: Driveway, Off Street, Under, 1-car,

Secured

**Driveway:** Gravel Style: Raised Ranch Style: Ranch, Mid Century Modern Construction: Brick

Porch: Enclosed Porch, Greenhouse, Open, Patio, Screened Siding: Brick

Porch

Other Buildings: Other/see Remarks Lot Features: Landscaped, Level Water Ways: Sawkill Creek Views: Meadow, Mountain Additional Exterior Features: Partial Fenced, Inground Pool, Lot Dimensions: 1, 824 X 457

Hot Tub, Landscaped, Outside Lighting, Fence, Paved Walkway,

Screened Porch

**Lot:** 8.11

**LOCATION DETAILS** 

School District: Kingston Consolidated Area/Town: Kingston, Town

**Directions:** Sawkill Road To Wintergreen Hill Road Follow Around To 35 Meyers Raad County: Ulster County

Heating Fuel: Electric, Oil

LISTED BY

Office Name: The Machree Group, Llc Agent First Name: Maria

Agent Last Name: Gianas



