



**KINGSTON, CITY**  
49 E Chester St, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$369,000**

Charming Period Home in Kingston's Vibrant Mid-Town! This bright and welcoming three-bedroom home boasts recent upgrades while maintaining its circa 1906 period details, making it the perfect blend of charm, comfort and convenience. Spacious, light-filled living room and dining room flow in a traditional layout. The roomy kitchen features a breakfast bar. Lovely oak flooring downstairs adds warmth and character, and new plush wall-to-wall carpeting upstairs provides comfort and coziness to the bedrooms. The full bathroom features a bathtub to unwind in. Throughout, the freshly painted interior creates a feeling of serenity. Recent upgrades bring peace of mind, including a new Heil natural gas furnace for efficient heating, a new roof in 2022 and new gutters. A full basement offers plenty of storage space plus laundry. The back enclosed porch currently serves for storage, and invites reimagining as a potential living space. The large yard provides ample space for gardening and entertaining. This inviting home is conveniently located near trendy mid-town businesses, minutes away from the Rondout waterfront and easily accessible to Uptown Kingston. Walk to renowned Jamaican food at Top Taste, grab dinner fixings at Village Grocery and Refillery or The Meat Wagon Butchery, stop in for craft beer at Kingston Standard Brewery, and explore all of Kingston's eclectic, burgeoning scene. A great home or investment property in the midst of it all!

**Addendum:** Please remove shoes before touring the home. Buyer's agent to verify all details including taxes.

**MLS ID:** 20240804

**Status Category:** Active

**Zone:** T4n

**Year built:** 1906

**Bedrooms:** Three

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**Den Level:** .

**Other 2 Level:** .

**Living Room Room Size:** 14' 8 X 14'

**Dining Room Room Size:** 14' 8" X 13

**Bedroom 2 Room Size:** 12' 8" X 13

**Basement:** Full

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

**Listing Category:** Residential

**Area, sq ft:** 1455 sq ft

**Acreage:** 0.11

**Age:** 100-200

**Full Baths:** One

**Dining Room Level:** 1

**Family Room Level:** .

**Bedroom 2 Level:** 2

**Bedroom 4 Level:** .

**Other 1 Level:** .

**SqFt 1st:** 742

**Kitchen Room Size:** 14' X 10.6

**Bedroom 1 Room Size:** 12' 8" X 13

**Bedroom 3 Room Size:** 10 X 8'2"

**Attic:** Storage

**Date added:** Added 9 months ago

## INTERIOR FEATURES

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

## UTILITIES

**Heat Source:** Forced Air

**Hot Water:** Electric

**Sewer:** Municipal

**Utility Room Size:** 12' X 5' 7"

**Flooring:** Carpet, Ceramic, Hardwood

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Utility Level:** 1

## EXTERIOR FEATURES

**Driveway:** Blacktop

**Siding:** Aluminum

**Roof:** Asph Shingle

**Lot:** 11

**Style:** Colonial

**Porch:** Enclosed Porch

**Lot Dimensions:** 50' X 100'

## LOCATION DETAILS

**Area/Town:** Kingston, City

**County:** Ulster County

**School District:** Kingston Consolidated

**Directions:** Head South On Broadway, Turn Left On East Chester St. #49 Is On The Left.

## LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-wdst

**Agent First Name:** Laurie

**Agent 2 First Name:** Mark

**Office 2 Name:** Bhhs Hudson Valley Prop-wdst

**Agent Last Name:** Osmond

**Agent 2 Last Name:** Kanter



### 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

