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# \$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!

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 1 year ago

## **INTERIOR FEATURES**

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

UTILITIES

Lot: 11

Heat Source: Forced Air Hot Water: Electric Sewer: Municipal Utility Room Size: 12' X 5' 7"

**EXTERIOR FEATURES** 

## Heating Fuel: Natural Gas Water: Municipal Utility Level: 1

Flooring: Carpet, Ceramic, Hardwood

Driveway: BlacktopStyle: ColonialSiding: AluminumPorch: Enclosed PorchRoof: Asph ShingleLot 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



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