



KINGSTON, CITY
465 Abeel St, Kingston, NY 12401

<https://gristmillrealestate.com>

\$499,000

Introducing a rare gem steeped in history, this enchanting Kingston residence offers a unique opportunity for the discerning buyer. Proudly standing for over a century and a half, this historic brick home at the foot of the iconic trestle bridge is now awaiting its next chapter. The two-story main residence boasts a captivating blend of original character and contemporary convenience, featuring two spacious bedrooms, one with a private side porch with panoramic views of the Rondout Creek and a walk-in closet, an unusual perk for a home of this age. The third-floor unit with independent access is currently set up as a lovely alcove studio apartment and offers the possibility of a successful income-producing property, a private guest space, or a dreamy office. Expand into the spacious attic or reimagine both units into a grand family home—the choice is yours. Stunning views of the Rondout Creek greet you from almost every vantage point in the home, inviting tranquility and connection with nature. The unique outdoor space surrounded by mature bamboo is a perfect canvas for your own enchanted rock garden retreat or a terraced garden and with a little love can be transformed into a magical place to spend a summer day. A detached garage provides a cozy place for your car and a valuable storage area that could also be converted into a workshop. Newly installed split units meet original wood flooring and historic details to ensure modern comfort seamlessly merges with timeless charm. The current owners have operated the home as a successful Airbnb and it is being sold fully furnished. The home is located within walking distance to Rondout's vibrant shopping and dining district. Easy access to the NYS Thruway places NYC just two hours away, while Woodstock, Saugerties, and Rhinebeck are mere minutes from your doorstep. Don't miss this chance to own a piece of Kingston's storied Rondout history, and embrace the opportunity to make this timeless treasure your own.

Addendum: Being sold with all furniture, small wares and linens. Buyer's agent to confirm all pertinent information, including square footage, taxes, zoning, short-term rental regulations.

MLS ID: 20240826

Status Category: Active

Zone: Res-1

Year built: 1850

Bedrooms: Five

Full Baths: Two

Dining Room Level: 1

Bedroom 1 Level: 2

Bedroom 3 Level: 3

Other 1 Level: 3

SqFt 1st: 616

Kitchen Room Size: 11 X 7

Listing Category: Residential

Area, sq ft: 1848 sq ft

Acreage: 0.12

Age: 100-200

Bathrooms: 2

Living Room Level: 1

Kitchen Level: 1

Bedroom 2 Level: 2

Den Level: 3

Other 2 Level: 3

Living Room Room Size: 23 X 11

Dining Room Room Size: 7 X 8

Den Room Size: 12 X 12
Bedroom 2 Room Size: 12 X 13
Other Room 1 Size: 12 X 12
Basement: Slab
Total Rooms: 7

Bedroom 1 Room Size: 12 X 12
Bedroom 3 Room Size: 10 X 7
Other Room 2 Size: 6x6
Attic: Stand Up
Date added: Added 1 year ago

INTERIOR FEATURES

Kitchen Description: Galley
Flooring: Mixed
Fireplace Location: Living Room, Other/see Remarks

Appliances: Dishwasher, Range, Refrigerator
Fireplace Description: Electric, Free Standing
Cooling/Air Conditioning: Ductless Split Ac Units

UTILITIES

Heat Source: Baseboard, Hot Water, Ductless Mini Split Sys
Hot Water: Oil
Sewer: Municipal

Heating Fuel: Electric
Water: Municipal

EXTERIOR FEATURES

Garage Type: Garage Detached
Style: Duplex
Color: White
Lot Features: Slope-moderate, Slope-steeply, Wooded
Water Ways: Rondout Creek
Lot: 17

Garage/Parking Extras: Lot-paved, Off Street, 1-car
Construction: Brick
Porch: Screened Porch
Views: Creek
Lot Dimensions: 71x78

LOCATION DETAILS

Area/Town: Kingston, City
Elementary School: Graves K-4
Directions: Exit 19 Toward Ny-28, Kingston. At The Roundabout, Take The Second Exit Onto Washington Ave Left Onto Greenkill Ave. Right Onto S Wall St. Slight Left Onto S Wall St. Slight Right Onto Wilbur Ave. Right Onto Dunn St. Left Onto Abeel, Destination On Left.

School District: Kingston Consolidated
County: Ulster County

LISTED BY

Office Name: Berkshire Hathaway Homeservices Nutshell Realty
Agent Last Name: Daniels

Agent First Name: Emily



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

