

## KINGSTON.TOWN

1 Valentine Ct, Kingston, NY 12401

\$599,000

https://gristmillrealestate.com

This 1960's sprawling ranch has 4 large bedrooms and 3.5 baths—room to breathe—inside and out! From the second you drive into the extra-wide cul-de-sac you begin to relax. Peace and quiet in uptown Kingston was never so complete as on this doublelot parcel. It has all the amenities, and then some: an oversize 2-car garage, a stone fireplace, a sun room, a graceful half-moon stone patio, a large park-like yard, and even a tennis court! Step into a large foyer with two main bedroom suites to one side; and then living, dining, and family rooms to the other. Easy circular flow and an eat-in-kitchen that includes corner windows, wood counters, a 6 burner cook top and a breakfast bar. Windows, windows, and more windows. Skylights as well in the family room with two sets of glass sliders (that straddle the stone hearth) and open into a 10 x 30 tiled sun room with an indoor BBQ grill, or, let your party spill out onto the half-moon shaped stone patio where you can enjoy iced tea as you watch your quests play frisbee or croquet! The yard is expansive and includes a fully-fenced tennis court. It might also support a pool if desired. The 2-car garage opens to another smaller foyer/side entrance and makes it easy to bring in groceries to stock the hallway pantry closet. Down the hall are 2 more ample bedrooms that share a classic blue mid-century bath. Close proximity to uptown Kingston's shopping, farmer's market, schools, and many restaurants provide city-central living and yet you are minutes to Woodstock, Saugerties, and the Catskill Mountains. Bring your boat and your skis, and your green thumb (start your own minifarm right in your own back yard). Need storage? You could play shuffleboard down in the basement or create a space to store your wine collection, have a craft studio, or to make Limoncello. This home has it all ... including: a newer roof, an automatic generator, central A/C, and city water and sewer. With a bit of updating and your personal touches this ranch home will be the talk of the town.

**MLS ID:** 20240881

Status Category: Active

Zone: R

Year built: 1965 Bedrooms: Four Half Baths: One

Dining Room Level: 1 Family Room Level: 1 Bedroom 2 Level: 1 Bedroom 4 Level: 1 SqFt 1st: 2773

Family Room Room Size: 19 X 15 Dining Room Room Size: 14 X 13 **Listing Category:** Residential

Area, sq ft: 2773 sq ft

**Acreage:** 0.69 **Age:** 41-60

Full Baths: Three Living Room Level: 1

Kitchen Level: 1 Bedroom 1 Level: 1 Bedroom 3 Level: 1 Other 1 Level: 1

Living Room Size:  $26\ X\ 13$ 

**Kitchen Room Size:** 24 X 9 **Bedroom 1 Room Size:** 16 X 16

Bedroom 2 Room Size: 13 X 11 Bedroom 4 Room Size: 14 X 13

Basement: Full, Interior Access, Concrete Floor

Amenities: Tennis Court

INTERIOR FEATURES

Flooring: Mixed

Bedroom 3 Room Size: 14 X 11

Other Rooms: Other/see Remarks

Date added: Added 1 year ago

Other Room 1 Size: 30 X 10

Appliances: Dishwasher, Dryer, Microwave, Oven-built In,

Oven-double, Range, Range Hood, Washer

Fireplace Description: Stone Fireplace Location: Family Room

Cooling/Air Conditioning: Central Miscellaneous Features: Security System

Additional Interior Features: Insulated Doors, Insulated Windows, Skylights, Sliding Glass Doors, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

UTILITIES

Heat Source: Baseboard, Hot Water Heating Fuel: Oil Hot Water: Oil Water: Municipal

Plumbing: Mixed Electricity: 200 Amps, Stand By Generator

Sewer: Municipal **Utility Level:** 1

**Utility Room Size: 13 X 7** 

**EXTERIOR FEATURES** 

Garage Type: Garage Attached Garage/Parking Extras: Driveway

Driveway: Blacktop, Circle Style: Ranch

Style: Ranch Construction: Frame/stick

Porch: Glass Enclosed, None, Patio Siding: Brick, Wood Roof: Asph Shingle Lot Features: Level, No Outlet Street

Additional Exterior Features: Stand By Generator, Partial Lot Dimensions: .69 Acres

Fenced, Landscaped, Tennis Court

**Lot:** 17

**LOCATION DETAILS** 

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

County: Ulster County Lot/Site: Suburb

**Directions:** From Traffic Circle Take Washington Avenue To Right On Pearl St. Left On Valentine Ave. Right On Valentine Ct.

LISTED BY

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