



**KINGSTON, TOWN**  
1 Valentine Ct, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$599,000**

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 double-lot 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 guests 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 mini-farm 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 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

**Bedroom 3 Room Size:** 14 X 11

**Other Room 1 Size:** 30 X 10

**Other Rooms:** Other/see Remarks

**Date added:** Added 9 months ago

## INTERIOR FEATURES

**Appliances:** Dishwasher, Dryer, Microwave, Oven-built In, Oven-double, Range, Range Hood, Washer

**Fireplace Description:** Stone

**Cooling/Air Conditioning:** Central

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

**Flooring:** Mixed

**Fireplace Location:** Family Room

**Miscellaneous Features:** Security System

## UTILITIES

**Heat Source:** Baseboard, Hot Water

**Hot Water:** Oil

**Plumbing:** Mixed

**Sewer:** Municipal

**Utility Room Size:** 13 X 7

**Heating Fuel:** Oil

**Water:** Municipal

**Electricity:** 200 Amps, Stand By Generator

**Utility Level:** 1

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Blacktop, Circle

**Style:** Ranch

**Siding:** Brick, Wood

**Roof:** Asph Shingle

**Additional Exterior Features:** Stand By Generator, Partial Fenced, Landscaped, Tennis Court

**Lot:** 17

**Garage/Parking Extras:** Driveway

**Style:** Ranch

**Construction:** Frame/stick

**Porch:** Glass Enclosed, None, Patio

**Lot Features:** Level, No Outlet Street

**Lot Dimensions:** .69 Acres

## LOCATION DETAILS

**Area/Town:** Kingston, Town

**Lot/Site:** Suburb

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

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

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

**Agent Last Name:** Breslau

**Agent First Name:** Sharon



### Contact us

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