



**\$449,000**

<https://gristmillrealestate.com>

One level living, great location and walkable neighborhood with easy access to both Uptown shopping, restaurants, the Rondout area and Town of Ulster big box stores. 6 years ago this home had a major, down to the studs, renovation and the current owner has done even more upgrading with new Italian tile flooring, new heating and an on demand hot water system, Ductless split a/c in every room, privacy fencing, electrical and cable rewiring, and electric panel upgraded to 200 amps. The full basement has an additional 900+/- sq feet of finished living area with Italian tile flooring, a second full bath, washer and dryer area, storage and utility room. The family room has new Italian tile flooring and convenient access to the back yard, the kitchen and the 1 car garage. There's a spacious, level, fenced back yard with a deck, shed, privacy fencing and ornamental trees. A great area for family and friends to gather or for the beloved fur babies to roam freely.

**Addendum:** Square footage, bedrooms and bathrooms, acreage and taxes are according to Ulster County Information Services or, in some cases where there appears to be a discrepancy, verified by us. Showing arrangements must be made 24 hours in advance and between the hours of 1 and 6 only. No exceptions please. Masks and booties must be worn when inside the home and they will be provided at the front door. At the request of the seller, prequalified buyers only. Please confirm you have a prequalified buyer. Thank you.

**MLS ID:** 20240912

**Status Category:** Active

**Zone:** R1

**Year built:** 1957

**Bedrooms:** Three

**Full Baths:** Two

**Dining Room Level:** 1

**Family Room Level:** 1

**Bedroom 2 Level:** 1

**Other 1 Level:** B

**Living Room Room Size:** 14 X 17

**Kitchen Room Size:** 8 X 11

**Bedroom 1 Room Size:** 12 X 13

**Bedroom 3 Room Size:** 9 X 9

**Basement:** Finished, Full, Interior Access, Sump Pump

**Date added:** Added 5 months ago

**Listing Category:** Residential

**Area, sq ft:** 1655 sq ft

**Acreage:** 0.16

**Age:** 61-100

**Bathrooms:** 2

**Living Room Level:** 1

**Kitchen Level:** 1

**Bedroom 1 Level:** 1

**Bedroom 3 Level:** 1

**SqFt 1st:** 1655

**Family Room Room Size:** 14'6"x22'

**Dining Room Room Size:** 9'6"x 11'6"

**Bedroom 2 Room Size:** 11 X 11

**Other Room 1 Size:** 24 X 31

**Attic:** Pu Dw

## INTERIOR FEATURES

**Kitchen Description:** Eat In

**Flooring:** Ceramic, Hardwood

**Additional Interior Features:** Insulated Windows, Skylights, Electric Stove Connection, Washer Connection, Garage Door Opener, Smoke Detector, Carbon Monoxide Detector

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

**Cooling/Air Conditioning:** Ductless Split Ac Units

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** On Demand, Tankless

**Electricity:** Circuit Breakers, 200 Amps

**Utility Level:** B

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage Type:** Garage Attached

**Driveway:** Blacktop

**Style:** Ranch

**Color:** Blue

**Roof:** Fbrgl Shngl

**Lot Features:** Landscaped, Level

**Lot Dimensions:** 70 X 100

**Garage/Parking Extras:** 1-car

**Style:** Ranch

**Construction:** Frame/stick

**Porch:** Deck, Patio

**Other Buildings:** Shed

**Additional Exterior Features:** Fenced Full, Landscaped, Chain Link, Privacy Fence

**Lot:** 21

## LOCATION DETAILS

**Area/Town:** Kingston, City

**Lot/Site:** City

**Directions:** Albany Ave To North Manorave To Right Onto Kiersted Ave. Second Left Onto Amsterdam Ave., House On The Left.

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** Corcoran Country Living

**Agent Last Name:** Short

**Agent First Name:** Gail



### 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

