

\$899,900 - 14-16 Adams Street, Kingston

MLS® #20240006

\$899,900

Bedroom, Bathroom,
Multi-Family on 0 Acres

RONDOUT, Kingston, NY

Early 19th century, three family brick rowhouse nestled on a quiet street in the desirable Rondout District is ready for its new owner. Use the income from the rowhouse to live rent free in the converted, rustic barn or rent that as well! Unit one is a ground floor, light-filled apt with one bedroom, one bath, spacious living room and office/den area. Tin ceilings and archways enhance this apt with loads of charm. Rent is \$1900 and it includes heat, cooking gas, electric and hot water. Unit two is an upstairs unit accessed from the front door with two bedrooms, one bath, large kitchen, formal dining room, porch, bonus studio room and plenty of storage space. Rent is \$1400 and tenant pays all utilities in this unit. Lower level apartment enters from the front or back of the building and includes a cozy living area with kitchen and bathroom. \$600/month rent includes heat, hw and electric. The barn was formerly owner occupied and enjoys an open kitchen/living/dining area with a seasonal bedroom on the first floor. The second floor contains an open bedroom, loft area and one full bath. There are plenty of closets as well! All utilities are independent. Enjoy the view of the Hudson River from your outside patio or walk to the many restaurants and activities happening on the Strand in the Rondout District. All apartments have independent entrances. A new asphalt shingle roof was installed on the rowhouse in 2023. Plenty of OFF STREET parking in the private, paved lot behind the apts. Owner pays for all



water/sewer and hot water. Happy tenants have occupied the spaces for over three years and are on MTM leases with below market rents. The property is a money maker!

Built in 1800

Essential Information

MLS® #	20240006
Price	\$899,900
Acres	0.24
Year Built	1800
Type	Multi-Family
Sub-Type	4 Family
Style	BARN, ROWHOUSE
Status	SOLD
MLS	ucbr_sold

Community Information

Address	14-16 Adams Street
Area	KINGSTON,CITY
Subdivision	RONDOUT
City	Kingston
County	Ulster County
State	NY
Zip Code	12401

Amenities

Parking	LOT-PAVED
# of Garages	1
Garages	Garage Attached
View	RIVER

Interior

Interior Features	SMOKE DETECTOR, CARBON MONOXIDE DETECTOR, GARAGE DOOR OPENER, MASTER BATH
Appliances	RANGE, REFRIGERATOR
Heating	RADIATORS, DUCTLESS MINI SPLIT SYS
Cooling	CEILING FAN

Has Basement	Yes
Basement	FULL
Fireplaces	NONE

Exterior

Exterior Features	OUTSIDE LIGHTING
Lot Description	LEVEL
Roof	ASPH SHINGLE
Construction	FRAME/STICK, MASONRY

School Information

District	Kingston Consolidated
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Additional Information

Date Listed	January 2nd, 2024
Days on Market	103
Zoning	280