

\$339,000 - 16 Belvedere St, Kingston

MLS® #20231896

\$339,000

Bedroom, Bathroom,
Multi-Family on 0 Acres

MIDTOWN, Kingston, NY

The Belvedere is an intriguing opportunity for an investor or owner-occupant in the vibrant center of Kingston NY. Located in the midtown arts district, this well-maintained wood-frame building offers two quiet and comfortable units. Both units feature original hardwood floors, high ceilings and share a beautiful fenced backyard with stone patio, gardens, and antique mini barn/shed. Original character, like tin ceilings, french doors, and stair banisters remain intact in this updated and fully-occupied two-family. Ideally set on a quieter side street, sidewalks link to the midtown linear park located mere steps from the building. And there is parking for at least two cars in the private driveway, and additional street parking readily available. The upper unit is accessed privately from the building's front porch, and enjoys exclusive use of the vestibule, making a great mud room. Up the classic original staircase is a 779sf 2BR, 1BA apartment with a sunporch, double balconies, refreshed kitchen and bath, and 273sf of bonus space in the finished walk-up attic. A stair from the rear balcony leads down to the delightful shared back yard with fruit trees, rose bushes, and flower beds. The lower unit, accessed from a separate entrance on the covered side porch, is a 769sf 1BR, 1BA unit with tin ceilings, french doors, and wall-to-wall closet in the bedroom. This unit features an approximately 100sf bonus room that could be used as an office, kids room, or storage. The unit also enjoys direct access to the rear yard



with covered patio, and a covered porch entry on the front of the building, as well. Both units share basement access, with coin-operated laundry machines. Recent updates include a new shared boiler (2021), new gutters (2023), new stove and refrigerator in upper unit (2022-2023), new washer/dryer (2021), new electric panel for lower unit (2021), and the upper roof is just 10 years old. Separate electric meters and propane tanks for each unit. Landlord pays taxes, water/sewer, heat, and hot water. The building is centrally-located, just a block from popular establishments along the Broadway promenade like Dear Kingston, Tilda's Kitchen, Westkill Supply, We Got the Juice, Broadway Lights Diner, Masa, Tubby's, UPAC, Village Coffee, and the YMCA. What more could you ask for: a well-maintained moneymaker with additional upside to capture, in a strong rental market. Tenants each just signed one year leases at current market rates, so building will convey fully-occupied at an 8% Cap Rate. Showings require prequalification or proof of funds.

Built in 1920

Essential Information

MLS® #	20231896
Price	\$339,000
Acres	0.09
Year Built	1920
Type	Multi-Family
Sub-Type	2 Family
Style	DETACHED, DUPLEX, TWO STORY, VICTORIAN
Status	SOLD
MLS	ucbr_sold

Community Information

Address	16 Belvedere St
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Area	KINGSTON,CITY
Subdivision	MIDTOWN
City	Kingston
County	Ulster County
State	NY
Zip Code	12401

Amenities

Amenities	COMMON LAUNDRY
Parking	DRIVEWAY-SHARED, OFF STREET
Garages	None

Interior

Interior Features	CABLE AVAILABLE, FRENCH DOORS, GAS STOVE CONNECTION, WASHER CONNECTION, CABLE READY
Appliances	DRYER, RANGE, REFRIGERATOR, WASHER
Heating	BASEBOARD, HOT WATER
Cooling	WINDOW UNIT
Has Basement	Yes
Basement	FULL

Exterior

Exterior Features	FENCED FULL, LANDSCAPED, FENCE, PRIVACY FENCE, PAVED WALKWAY
Lot Description	LEVEL, LANDSCAPED
Roof	ASPH SHINGLE
Construction	FRAME/STICK

School Information

District	Kingston Consolidated
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Additional Information

Date Listed	July 5th, 2023
Days on Market	284
Zoning	R-2