

# \$499,000 - 213 Broadway, Port Ewen

MLS® #20231808

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## \$499,000

4 Bedroom, 4.00 Bathroom, 4,007 sqft  
Residential on 1 Acres

N/A, Port Ewen, NY

Incredible potential in this Colonial Charmer set in the hamlet of Port Ewen. Calling all gardeners and nature lovers! So much amazing history on this house throughout the years. Welcomed by a circular driveway upon entering the front of house then greeted by a rocking chair front porch before entering home. First floor has a cobblestone fireplace, gorgeous hardwood floors, French doors and a side porch with windows on three sides overlooking side yard. This area of the property was converted to a doctor's office but could be converted back to a single or multi-family residence. Big enough for the whole family. Rear door leads to a covered porch and yard with ample space for gardening and entertaining. Left side of the house was the medical office with reception area, examination rooms, office, bathrooms and private office area. Side yard has a gazebo and various perennial gardens. Leading upstairs to the second floor where there are two, 1 bedroom apartments is a beautiful rounded staircase and arched windows adding to the character and charm. Some seasonal river views from upstairs is possible. Was previously used as a single family residence, then a dentist office then a doctor's office. The 2 apartments upstairs could add additional income. With the addition of a kitchen on the main floor, this home could also be brought back to an amazing one family residence with its character, history and beautiful spacious yard. So many possibilities



for this property. Roof and furnace are approx. 5 yr old. Aluminum siding and replacement windows also add to the lower maintenance. With town approval could be a Spa, Air B&B, Restaurant, Coffee House, Bakery, Guest House and many more creative ideas possible. Property sits on over 1/2 acre of land with 8 present parking spots and room for more. Yard has multiple mature garden areas and respite benches. It feels like a piece of serenity but so close to conveniences. Only minutes to downtown Kingston Waterfront area boasting restaurants, maritime museum, coffee shops, bakeries, gift shops and much more. Walk down the hill from this property to the Hudson River, and 20 min drive south to the Metro North Train Station in Poughkeepsie.

Built in 1920

### **Essential Information**

MLS® #	20231808
Price	\$499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,007
Acres	0.58
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	213 Broadway
Area	Esopus
Subdivision	N/A

City	Port Ewen
County	Ulster
State	NY
Zip Code	12466

### **Amenities**

Parking	Attached Carport, Carport, Driveway, Off Street, Parking Lot, Paved
# of Garages	1

### **Interior**

Interior Features	Professional Suite
Appliances	Water Heater, Refrigerator, Range, Gas Water Heater
Heating	Hot Water, Natural Gas, Radiant, Zoned
Cooling	Central Air, Whole House Fan, Window Unit(s)
Has Basement	Yes
Basement	Exterior Entry, Full, Interior Entry, Unfinished
Fireplace	Yes
Fireplaces	Living Room, Stone, Wood Burning

### **Exterior**

Exterior	Aluminum Siding, Frame
Lot Description	Corner Lot, Garden, Landscaped, Level
Roof	Asphalt, Shingle
Construction	Aluminum Siding, Frame

### **School Information**

District	Kingston Consolidated
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### **Additional Information**

Date Listed	June 25th, 2023
Days on Market	391