

\$252,500 - 22 Brown Avenue, Kingston

MLS® #20230929

\$252,500

2 Bedroom, 1.00 Bathroom, 1,206 sqft
Residential on 0 Acres

N/A, Kingston, NY

One block long. Brown Avenue is just one short, charming block long and is arguably one of the best kept secret neighborhood gems of Mid-Town Kingston. Number 22 epitomizes that panache, sitting in its small colonial glory behind a privacy fence that surrounds the gardens and yard. Come take a look at this quirky wonder, with its interesting and unexpected details and spaces. Beautifully finished wood floors grace both stories of this charmer, beginning at the front door and running through the living room and dining room, up the classic staircase, through the hallway and into both bedrooms. Abundant windows bring in light and fresh air, with the living and dining room ceiling fans nestled in their decorative medallions being a welcome addition to the home's great air flow. There is a small bonus room off the dining room that could be an office, guest room, playroom, dreamy meditation room, television room, sewing/arts room, or even a sound studio as it currently is. The kitchen is spacious with newer appliances and easy-care vinyl wood flooring, efficiently also housing the laundry center. The large bathroom is conveniently off the kitchen. Upstairs you will find the master bedroom and second bedroom off a wide hallway – all have wonderful windows and light. The back door in the kitchen leads to a small covered porch/patio and a seating area to enjoy the balmy evening breezes, an established raised bed garden area at the rear of a more open yard, and a



convenient small storage shed. Just enough landscaping is in place for charm and easy care while allowing new owners to put their own personal stamp on this outdoor kingdom. Access to the partial basement is from inside as well as outside, granting easy access to the workbench and storage areas inside. This compact and efficient home would make a perfect starter, down-sizer or investment property. It is ideally located near Albany Avenue, as well as all the exciting new shops and restaurants cropping up along the Broadway corridor. Plus, it is near enough to the Health Alliance Hospital campus to make it a great rental opportunity for visiting or short-term staff and residents.

Built in 1915

Essential Information

MLS® #	20230929
Price	\$252,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,206
Acres	0.08
Year Built	1915
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
MLS	ucbr_sold

Community Information

Address	22 Brown Avenue
Area	Kingston, City
Subdivision	N/A
City	Kingston
County	Ulster

State NY
Zip Code 12401

Amenities

Parking Driveway, Off Street

Interior

Appliances Water Heater, Washer, Refrigerator, Range, Electric Water Heater, Dryer

Heating Forced Air, Gravity, Oil

Cooling Ceiling Fan(s)

Has Basement Yes

Basement Concrete, Partial, Unfinished

Exterior

Exterior Frame, Vinyl Siding

Lot Description City Lot, Garden, Landscaped, Level

Roof Asphalt, Shingle, Other

Construction Frame, Vinyl Siding

School Information

District Kingston Consolidated

Additional Information

Date Listed April 19th, 2023

Days on Market 452

Zoning R-2