

\$229,000 - 26 Mulvin Dr, Lake Katrine

MLS® #149826

\$229,000

3 Bedroom, 3.00 Bathroom, 1,704 sqft
Residential on 0 Acres

N/A, Lake Katrine, NY

⌘;**Esopus Creek Handyman Opportunity**The last house on a dead-end street, this home is the epitome of location! Right alongside the tranquil Esopus Creek. The 3-bedroom, 2.5-bathroom Cape Cod Style home speaks volumes of potential, making it an attractive prospect for visionary flippers or eager first-time homeowners ready for a DIY project. The property's design thoughtfully considers its surroundings: from the back deck and upstairs balcony, you're treated to views of the gentle Esopus Creek. Its enclosed backyard is not only a safe haven for relaxation, but also the perfect spot for pets, or as a children's play zone, and with each passing season, the 3-season sun porch offers a cozy spot to admire nature's shifts. While the house is undoubtedly sturdy, and has been praised for its "great bones", it awaits a rejuvenating touch. Think of it as a canvas, primed and ready for a creative rehab to truly make it shine. The two-car attached garage is spacious, fitting for both storage and projects. For Kingston area professionals that work from home: imagine the potential of crafting a tranquil home office, all with easy access to the creek for water activities including fishing, kayaking and paddle-boarding. The home's prime location ensures an uncomplicated commute, thanks to its proximity to the New York State Thruway, and for everyday conveniences, Kingston's bustling shopping scene is just around the corner. Supplied with public water and sewer,



the foundational amenities are set. What this house now needs is a touch of creativity, a dash of elbow grease, and a vision to craft it into a dream home. It's a unique proposition that melds privacy with practicality. Embrace this chance on Esopus Creek and let your renovation journey begin.

Built in 1963

Essential Information

MLS® #	149826
Price	\$229,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,704
Acres	0.25
Year Built	1963
Type	Residential
Sub-Type	Residential
Style	1 1/2 Stories, Cape
Status	Sold
MLS	cgndmls_sold

Community Information

Address	26 Mulvin Dr
Area	Lake Katrine
Subdivision	N/A
City	Lake Katrine
County	Ulster
State	NY
Zip Code	12449

Amenities

# of Garages	2
Garages	Attached
View	Country, Far Reaching, Local, Stream, Water, Wooded

Is Waterfront Yes

Interior

Heating Forced

Has Basement Yes

Basement Crawl

Exterior

Exterior Vinyl

Windows Double Hung

Roof Asphalt

Construction Frame

Foundation Block

School Information

District Kingston

Additional Information

Date Listed September 6th, 2023

Days on Market 20

Zoning R1