

\$749,000 - 286-288 Route 28, Kingston

MLS® #20222206

\$749,000

5 Bedroom, 3.00 Bathroom, 3,128 sqft
Residential on 2 Acres

N/A, Kingston, NY

Claim an exceptional slice of Kingston history with this mixed-use, two dwelling compound with pastoral views. Teeming with history yet immaculately updated, this property is perfectly situated to provide easy access to Kingston, Rhinebeck, Woodstock & I-87. Potential use scenarios are boundless as zoning permits both properties to offer live/work opportunities, and the main house is already a successful Airbnb. The 3,128 sq ft main house dates from 1810 and is constructed of stone with ax-cut chestnut ceiling beams and well preserved wide-board hemlock floors. It has just been thoughtfully updated to include three new cleverly designed bathrooms. The renovated gourmet kitchen boasts custom cabinets; quartz countertops; and a huge picture window opening up the vista of rolling hills behind the house. AC is provided via Mitsubishi mini splits. A large sunroom runs the length of the back of the house and opens out to the fire-pit & entirely fenced in (pet-friendly!) back yard. The separate 2-bedroom 1-bathroom cottage, built in 1932, is a popular rental with a proven track record. While currently used as a residential dwelling, in its history it has served as an office and an antique store. Each building has its own separate drilled well and septic system. Both have roofs with plenty of life on them, buried utility lines, refinished floors, and updated systems, including a Buderus boiler in the main house. Bring your imagination and let these strategically located



properties pay for themselves!

Built in 1810

Essential Information

MLS® #	20222206
Price	\$749,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,128
Acres	2.20
Year Built	1810
Type	Residential
Sub-Type	Single Family Residence
Style	Colonial
Status	Closed
MLS	ucbr_sold

Community Information

Address	286-288 Route 28
Area	Ulster-Town Of
Subdivision	N/A
City	Kingston
County	Ulster
State	NY
Zip Code	12401

Amenities

Parking	Circular Driveway, Other
# of Garages	2

Interior

Interior Features	3 Seasons Room, High Ceilings, High Speed Internet, Walk-In Closet(s)
Appliances	Water Heater, Washer, Refrigerator, Range, Microwave, Electric Water Heater, Dryer, Dishwasher
Heating	Ductless, Oil, Radiant, Radiant Floor
Cooling	Ductless
Has Basement	Yes

Basement	Concrete, Full, Interior Entry, Walk-Out Access
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

Exterior

Exterior	Clapboard, Frame, Stone
Exterior Features	Gas Grill
Lot Description	Gentle Sloping, Meadow, Other, See Remarks
Roof	Asphalt, Shingle
Construction	Clapboard, Frame, Stone

School Information

District	Kingston Consolidated
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Additional Information

Date Listed	July 7th, 2022
Days on Market	740