

\$995,000 - 363 Wilbur Ave, Kingston

MLS® #151353

\$995,000

3 Bedroom, 3.00 Bathroom, 2,300 sqft
Residential on 1 Acres

N/A, Kingston, NY

Built in 1847 & restored over several years, The Catalpa House is an idyllic retreat near the heart of Kingston. The exceptionally light-filled home sits back on a hill amid 1.40 acres of pollinator gardens, woods, & ancient flowering trees. The house & its expertly envisioned interiors is the product of a long awaited restoration by a family of master artists & a talented group of artisan builders. Meandering pathways & stairs lead up to the home's entrance, which opens to a tiled entry & an expansive living room. The floor is completed with a guest bedroom/library, a half bath, & French doors to one of the three restored porches. Maple stairs lead down to the 1st floor, with an open kitchen & dining area leading out to a stone-walled herb & vegetable garden & a pea-stone courtyard. The 3rd floor has a spacious primary bedroom with an ensuite bath & a large balcony with hand-carved mahogany posts & views of the wooded hills & gardens. A bedroom overlooks the trees & shrubs in the front, & a full bath is also on this level, along with a laundry closet. Craftsmanship & attention to detail is apparent in every facet of The Catalpa House. With some fully restored original windows & preserved wavy glass, others have been enlarged & custom-built to exacting specs. Extra thick glass has been used in the windows & doors to provide adequate insulation without the need for storm windows or screens. The house is filled with natural light from morning till dusk. All the walls are



Venetian plaster with artistic curves & arches in many places. Wide plank floors have been masterfully restored with a hand-rubbed, low-luster natural oil finish, & all the beams & posts are either original or solid cherry wood. The kitchen has Fisher Paykel appliances, a Forte stove, polished concrete countertops, & top-quality custom cabinetry. The landscape was planned around the Catalpa trees & centuries-old cottonwood trees, all original to the property & in excellent health. There are raspberry bushes, native grasses, grape vines, roses, pollinator gardens, wildflowers, & bluestone steps & paths mined from the property itself. There is plenty of room to put in an accessory building or convert the existing stone structure, which is in excellent condition & currently serves as a garage, into a living space. Kingston Stockade District is less than 5 minutes away. 20 minutes to Rhinecliff Amtrak & Rhinebeck, a half hour to Poughkeepsie Metro North & 90 minutes to New York City.

Built in 1847

Essential Information

MLS® #	151353
Price	\$995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,300
Acres	1.40
Year Built	1847
Type	Residential
Sub-Type	Residential
Style	Colonial, Country French, Farm House, Town House, Tri Level
Status	Sold
MLS	cgndmls_sold

Community Information

Address	363 Wilbur Ave
Area	Kingston
Subdivision	N/A
City	Kingston
County	Ulster
State	NY
Zip Code	12401

Amenities

# of Garages	2
Garages	Detached
View	Hilltop, Local, Seasonal, Village

Interior

Appliances	Clothes Dryer, Clothes Washer, Counter Top Range, Dishwasher, Freezer, Refrigerator, Stove
Heating	Forced, Heat Pump, Other
Cooling	Central Air
Basement	No basement
Fireplaces	Kitchen

Exterior

Exterior	Clapboard, Wood
Windows	Double Hung, Insulated, Plate Glass
Roof	Asphalt, Shingle
Construction	Post & Beam
Foundation	Slab

School Information

District	Kingston
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Additional Information

Date Listed	February 1st, 2024
Days on Market	72
Zoning	RRR