

# \$499,000 - 55 Grandview Avenue, Kingston

MLS® #20240711

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## \$499,000

3 Bedroom, 2.00 Bathroom, 2,009 sqft  
Residential on 0 Acres

N/A, Kingston, NY

20 minute Walk, 7 minute bike ride or 5 minute drive to the Uptown Kingston Stockade district from this Large 3 bedroom 2 bath ranch  
From the entry foyer, enter into the livingroom with brick fireplace. Formal dining area has sliders to a massive enclosed porch/forida room approx 19x31 which you will probably spend 3 seasons enjoying. Back inside find a cozy den right next to the eat-in kitchen. Or convert that den to enlarge the kitchen. Kitchen has newer stainless steel gas range and microwave. Refrigerator is only 4 years old. There are 3 bedrooms including a 12x17 Primary bedroom suite with bath and walk-in closets and additional 15x11 office or sitting room. The basement is vast with a semi finished 25x28 family room and 2 additional unfinished rooms approx 33x24 and 25x15. The basement could be finished to almost double the living space of the home. The full washer and dryer are located on the main floor for easy access. back outside, in addition to the enclosed porch there is a deck and a gas grill with municipal gas. The lot is 100x190 and has a great back yard. Roof is newer and central air is only about 4 years old.



Built in 1970

## Essential Information

MLS® #	20240711
Price	\$499,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,009
Acres	0.41
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
MLS	ucbr_sold

### **Community Information**

Address	55 Grandview Avenue
Area	Kingston, City
Subdivision	N/A
City	Kingston
County	Ulster
State	NY
Zip Code	12401

### **Amenities**

# of Garages	2
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### **Interior**

Interior Features	3 Seasons Room, Eat-in Kitchen
Appliances	Water Heater, Washer, Refrigerator, Range, Microwave, Electric Water Heater, Dryer, Dishwasher
Heating	Baseboard, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Unfinished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry

### **Exterior**

Exterior	Frame, Vinyl Siding
Lot Description	Level

Roof	Asphalt, Shingle
Construction	Frame, Vinyl Siding

### **School Information**

District	Kingston Consolidated
Elementary	Edson K-4

### **Additional Information**

Date Listed	March 24th, 2024
Days on Market	138
Zoning	R-1