

\$1,350,000 - 85 Abeel Street, Kingston

MLS® #20231738

\$1,350,000

6 Bedroom, 6.50 Bathroom, 4,600 sqft
Residential on 0 Acres

N/A, Kingston, NY

Welcome to The Forsyth House, an urban compound with deep historical roots in the heart of Kingston's flourishing Rondout Historic district. The Forsyth has had many incarnations since it was built in 1851 - a saloon and oyster bar, a ship chandler's shop, a two-family house, and currently, the premier boutique B&B in Kingston. Today, this unique, multi-building compound, which was fully reimaged in 2016-2017 offers the best of city-country life. Although just two blocks to wine bars, restaurants, boutiques and the bustling Rondout Creek waterfront, the Forsyth House feels wonderfully private and spacious. The compound is comprised of an exceptional, early 19th century brick house with a stunning four-bedroom, 4.5 bath main residence; a gracious two-bedroom apartment with a private entrance; a renovated multi-use carriage house, which is separately deeded; and a large, partially finished basement. Included in the sale is a separately deeded 31x50 ft lot right next door which offers the opportunity to sell, build or expand. In between the house and the carriage house is a fully fenced, tranquil garden sanctuary. There are two off-street parking spaces next to the carriage house, with a gate to the garden. Winner of the Preservation Award from Friends of Historic Kingston in 2017, the property retains its original wood floors, eyebrow windows, post and beam construction, and several tin ceilings. Also unique to the home is a bold, Caribbean



plantation style front porch which extends the full width of the house and is perfect for dining al fresco or afternoon naps. The main house features a large living room with high tin ceilings, a formal dining room spacious enough for a large farmhouse table, a study, a highly functional country kitchen with a butcher block island that encourages family gatherings, and a laundry room/half bath. Up a lovely staircase under a skylight, you'll find a small sitting area perfect for reading or homework. The four spacious bedrooms on the upper level were designed to showcase the original detail of the house. Three of the bedrooms have tiled ensuite bathrooms and one has a soaking tub in a Moroccan-tiled alcove. Off the charming foyer, the apartment within the main house has a large living/dining area, a new galley kitchen, a renovated bath with a tiled walk-in shower, two bedrooms and garden access. The basement level features a home gym, a bonus room with 8 ft ceilings and a tiled bath with a walk-in shower. The original wooden store front windows remain along with a huge hand-hewn beam. The remainder of the lower level offers significant storage space and a second washer/dryer. The lofted carriage house is currently used for guest lodging, special events, yoga classes, performances and more, with a large open space on the lower level with a wet bar, a recently poured cement floor, dramatic skylight, custom chandelier and a spiral staircase to the spacious lofted living area. Recent updates include new plumbing and electric in the main house and carriage house, a new boiler and hot water tanks, central air and hvac systems in the main house and carriage house, updated roof and gutters on the carriage house, and a renovation and bathroom addition in the lower level. This would be an incredible family compound or there are many ways the Forsyth House can be incoming generating including but not

limited to: a turnkey, popular bed and breakfast, live/work scenario, short or long-term rental of the suite and/or barn, event venue, art studio, gym...the possibilities are endless.

Built in 1851

Essential Information

MLS® #	20231738
Price	\$1,350,000
Bedrooms	6
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	4,600
Acres	0.17
Year Built	1851
Type	Residential
Sub-Type	Single Family Residence
Style	Barndominium, Colonial
Status	Closed
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Community Information

Address	85 Abeel Street
Area	Kingston, City
Subdivision	N/A
City	Kingston
County	Ulster
State	NY
Zip Code	12401

Amenities

Amenities	Recreation Room
Parking	Driveway, Parking Lot

Interior

Interior Features	Beamed Ceilings, Eat-in Kitchen, High Ceilings, High Speed Internet,
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	In-Law Floorplan, Kitchen Island, Wet Bar
Appliances	Water Heater, Washer, Tankless Water Heater, Refrigerator, Range Hood, Range, Plumbed For Ice Maker, Microwave, Exhaust Fan, ENERGY STAR Qualified Appliances, Electric Water Heater, Dryer, Dishwasher
Heating	Forced Air, Hot Water, Natural Gas, Radiant
Cooling	Central Air, Ductless, Heat Pump
Has Basement	Yes
Basement	Concrete, Finished, Partial, Walk-Out Access
Fireplace	Yes
Fireplaces	Dining Room, Masonry, Wood Burning

Exterior

Exterior	Brick
Exterior Features	Balcony, Paved Walkway
Lot Description	City Lot, Garden, Landscaped, Level, Private, Secluded, Subdivided
Roof	Asphalt, Rolled/Hot Mop, Shingle
Construction	Brick

School Information

District	Kingston Consolidated
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Additional Information

Date Listed	June 20th, 2023
Days on Market	393