

# \$715,000 - 9 Lynette Boulevard, Kingston

MLS® #20232132

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## \$715,000

4 Bedroom, 2.50 Bathroom, 3,484 sqft  
Residential on 1 Acres

Hillside Acres, Kingston, NY

Rare opportunity to own a Sprawling Hillside Acres Ranch. This home sits on 1.25 acres right at the edge of Uptown Kingston and offers a beautiful quiet setting with a built-in heated salt water inground pool and private yard. This property includes a separate deeded half acre lot 7 Lynette Blvd. What a bonus! An oversized foyer welcomes you into this beautiful home with a traditional feel yet an updated open floor plan as well. You have a large separate livingroom and diningroom along with an open familyroom space with a brick fireplace, skylights and glassed area with space for a large table and open to the kitchen which overlooks the backyard, pool and brick patio. An additional glassed room off of the familyroom would make a perfect den, home office or guest room and has access to the back yard. The updated kitchen is perfect for the family chef with a double oven plus a third, quartz counters, recessed lighting, tile backsplash, tile flooring and loads of pantry space. An adjacent laundry/mudroom with half bath between the kitchen and attached garage is so practical. There are also four spacious bedrooms including an en suite with a walk in shower and double sinks. A unique walk up attic off the front hallway gives you plenty of extra storage space. There is central air throughout, a high efficiency boiler with 4 zones, natural gas and municipal water too. This home is approx. 90 minutes out of NYC and the NYS Thruway entrance is minutes away and close to the Historic Uptown



Kingston Stockade area with great restaurants, shops and Old Stone Homes.

Built in 1978

### Essential Information

MLS® #	20232132
Price	\$715,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,484
Acres	1.25
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
MLS	ucbr_sold

### Community Information

Address	9 Lynette Boulevard
Area	Kingston, City
Subdivision	Hillside Acres
City	Kingston
County	Ulster
State	NY
Zip Code	12401

### Amenities

Parking	Garage Door Opener
# of Garages	2
Has Pool	Yes
Pool	In Ground

### Interior

Interior Features	3 Seasons Room, Hot Tub
Appliances	Refrigerator, Range Hood, Range, Oven, Microwave, Exhaust Fan,

	Double Oven, Dishwasher
Heating	Baseboard, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full
Fireplace	Yes
Fireplaces	Family Room, Masonry, Wood Burning

### **Exterior**

Exterior	Aluminum Siding, Brick, Frame
Lot Description	Landscaped, Level
Roof	Asphalt, Shingle
Construction	Aluminum Siding, Brick, Frame

### **School Information**

District	Kingston Consolidated
Elementary	Edson K-4

### **Additional Information**

Date Listed	July 27th, 2023
Days on Market	357