



KINGSTON, CITY

111 Downs Street, Kingston, NY, 12401

<https://stevehubbardrealestate.com>

\$189,000

Welcome to this “historic” Mid-Town Kingston DIY home built in 1890 with 4 beds, 1 bath on a spacious single-family corner lot in up-and-coming Mid-Town neighborhood very near the happening Stockade District of Kingston. The house features long lost findings like beautiful trim and architectural victorian details, unusually tall ceilings and its potential shines through presenting an exciting base for those looking to own a magical home. Easily add a bathroom or two and this is an ideal opportunity for investors or buyers ready to put the effort into renovations as this property is being sold AS-IS. Bike enthusiasts will be thrilled to be blocks away from the Kingston Greenline where you can bike safely to the Rondout area or even Kingston Beach. Amenities, including shopping centers, noted restaurants, and fun entertainment options. If you're interested in this property, don't miss out on the chance to turn this once gorgeous Victorian into your perfect haven. Just 7 minutes from I-87 Exit 19. With its quaint appeal and potential, this property is waiting for the right individual to bring it back to life. Contact us today for more information and to arrange a viewing.

Addendum: Offers must address the following seven (6) key criteria: 1) Proposed purchase price and timing for the purchase of the property. 2) Plans for rehabilitation and redevelopment of the property, including detailed redevelopment timeline from purchase through Certificate of Occupancy. 3) Proof of financial capacity to accomplish the purchase and redevelopment of the property. 4) Description of how Purchaser's proposal will benefit the Kingston, NY community and further the mission of KCLB, which is “to foster an equitable community where vacant or distressed properties are transformed into community assets that improve the quality of life for Kingston residents, stabilize and enhance neighborhoods, and create new pathways for social and economic development.” 5) If not proposing single-family homeownership, provide a long-term maintenance plan for the property, including specific timelines, goals and evidence of financial capacity to achieve them. 6) Provide least one (1) example of previous work by the Purchaser that is relevant to this project.

MLS #: 20232574

Listing Category: Residential

Acreage: 1

Age: 100-200

Bathrooms: 1

Half Baths: None

Living Room Level: 1

Kitchen Level: 1

Zone:

Area: 2,126 sq ft

Year built: 1890

Bedrooms: Four

Full Baths: One

Total Rooms: 9

Dining Room Level: 1

Family Room Level: 1

Bedroom 1 Level: 2
Bedroom 3 Level: 2
Den Level: 1
Other 1 Level: 1
SqFt 1st: 894
SqFt 3rd: 592
Kitchen Room Size: 11.2 X 13.2
Attic Room Size: 24.7 X 28.9
Bedroom 2 Room Size: 13.5 X 13.5
Bedroom 4 Room Size: 12.0 7.8
Basement: Full
Other Rooms: Great Room, Library, Study
Virtual Tour:
<https://my.matterport.com/show/?m=fKj7qShNLF4>

INTERIOR FEATURES

Kitchen Description:
Appliances:
Fireplace Location: Other/see Remarks
Cooling/Air Conditioning:

UTILITIES

Heat Source: Baseboard
Electricity: 200 Amps
Utility Level: 1

EXTERIOR FEATURES

Garage Type: Garage Detached
Style: Georgian
Construction: Frame/stick
Porch:
Other Buildings:
Views: On-site Ci
Lot Dimensions: 50 X 100

LOCATION DETAILS

Area/Town: Kingston, City
Lot/Site: City
Directions: From I-87 Exit 19: Third Right Off The Circle To 587 East. At The Circle Second Right Onto Albany Ave. Travel 0.3 Miles To Smith Street. Left Onto Downs Street To 111 Downs Street

LISTED BY

Office Name: Hudson Modern

Bedroom 2 Level: 2
Bedroom 4 Level: 2
Attic Level: 3
Other 2 Level: 1
SqFt 2nd: 865
Living Room Room Size: 12.7 X 13.1
Dining Room Room Size: 16 X 14
Bedroom 1 Room Size: 13.5 X 14.2
Bedroom 3 Room Size: 11.9 X 11.9
Lot: 5009
Attic: Walk Up
Survey:

Kitchen Description: Cabinets Wood, Galley, Pantry
Fireplace Description: Stone
Wood Stove: Wood

Water: Municipal
Sewer: Municipal

Garage/Parking Extras: Driveway, Off Street, 1-car
Style: Victorian
Siding: Clapboard
Roof: Asph Shingle
Lot Features: Corner Lot
Handicap Accessible: No

School District: Kingston Consolidated
County: Ulster County
Neighborhood: MIDTOWN

Agent First Name: Sean



CALL US NOW

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Steve Hubbard
REAL ESTATE SERVICES
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