

\$199,000 - 44 Cutler Hill, Kingston

MLS® #20230802

\$199,000

3 Bedroom, 1.00 Bathroom, 1,554 sqft
Residential on 0 Acres

N/A, Kingston, NY

This Turn-of-the-Century Farmhouse is a worthy renovation project. High ceilings, plank floors, original period details and the warmth of a huge bluestone fireplace, create an antique ambience which can't be reproduced. An eccentric setting, surveying Eddyville's Swan Pond. Ready to downsize, or for a starter home? Looking for a quick flip or a long term investment you can enjoy? This fixer-upper is an fantastic opportunity. When the final touches are applied, it will be an idyllic weekend getaway, relax enjoy a "Return to a simpler time" or a great full time home. Structure has "Good Bones", updated mechanicals and huge potential. Only moments to the modern world (Equidistant to New Paltz & the Kingston-Rhinecliff Bridge, only 30 minutes to Metro North). Eddyville is a special hidden enclave, rich with the atmosphere of a bygone era. Once lush pastures, for pack animals supporting the D&H Canal, it is now sits above the hub of picturesque creekside backroads, connecting Rosendale's Historic Main Street with Kingston's trendy Rondout District. Many historic hamlets are re-emerging along these waterways. The unique ecology, upstream of the estuary, creates a sophisticated "19th Century Nautical Character", combining outdoor fun: boat launches, sports fields, picnic spots and small businesses with handsome relics of the Industrial Revolution, serving as the distinctive aesthetic for properly inspired renovators.



Built in 1907

Essential Information

MLS® #	20230802
Price	\$199,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,554
Acres	0.10
Year Built	1907
Type	Residential
Sub-Type	Single Family Residence
Style	Farmhouse
Status	Closed
MLS	ucbr_sold

Community Information

Address	44 Cutler Hill
Area	Kingston,Town
Subdivision	N/A
City	Kingston
County	Ulster
State	NY
Zip Code	12401

Amenities

Parking	Driveway, Off Street
View	Water, Other
Is Waterfront	Yes
Waterfront	Other

Interior

Interior Features	Eat-in Kitchen, High Ceilings, High Speed Internet
Appliances	Washer, Refrigerator, Range, Dryer, Dishwasher
Heating	Forced Air, Oil
Has Basement	Yes
Basement	Concrete, Full, Unfinished
Fireplace	Yes

Fireplaces Living Room, Stone, Wood Burning

Exterior

Exterior Frame, Vinyl Siding
Lot Description Gentle Sloping, Sloped, Other, See Remarks
Roof Asphalt, Shingle
Construction Frame, Vinyl Siding

School Information

District Kingston Consolidated

Additional Information

Date Listed April 11th, 2023
Days on Market 402