



22 Livingston Street  
 Rhinebeck, NY 12572  
 For Sale: \$1,185,000

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 6314576       |
| Square Footage: | 1,826         |
| Taxes:          | \$9,482       |
| Year Built:     | 1840          |

Nestled in the heart of Rhinebeck Village, this charming c1840s Historic Carpenter Gothic-style home epitomizes modern comfort while retaining its timeless allure. Renovated in 2024, the residence seamlessly blends historic charm with contemporary amenities, offering a perfect balance of past and present. Step through the private back gate directly into the pulse of the vibrant village, where the weekly farmers' market, quaint shops, and inviting restaurants await. Upon entry, a spacious foyer welcomes you, leading to a gourmet kitchen that sets the stage for culinary adventures, featuring beautiful, soft white cabinetry, modern fixtures, stainless appliances and a generous island counter with seating. Original wide-plank floors, lovingly preserved from the home's 185-year history, add warmth and character to each room on the main level. French doors, a hallmark of the era, grace both the living room and one of the bedrooms, connecting interiors with the picturesque surroundings. The dining room flows gracefully into the living room, creating a fluid space adaptable to intimate gatherings or larger soir es. Two remodeled bathrooms, one on each floor, boast modern fixtures while maintaining a nod to the home's heritage. Upstairs, the primary bedroom offers high ceilings and lots of windows showcasing beautiful views of the village. Completing the upper level are two additional bedrooms and a fourth versatile room, ideal for an office, hobbies, or guests. Every detail has been meticulously considered, from the brand-new Marvin windows, updated electric, new plumbing and blown-in insulation to the freshly installed roof, ensuring efficiency and comfort. Outside, a serene back patio overlooks a fenced-in yard, complete with a separate 350 square-foot multi-purpose Amish-built shed with electric heat and a/c - perfect for and number of creative pursuits. In essence, this impeccably updated residence not only honors its storied past but also embraces the conveniences and style of contemporary living a rare blend where history meets modernity in perfect harmony.

### Listing Details

|                           |                 |                        |
|---------------------------|-----------------|------------------------|
| Asking Price: \$1,185,000 | Taxes: \$9,482  | Status: Active         |
| Type: Single Family       | MLS ID: 6314576 | Last Update: 8/27/2024 |
| Added: 117 Day(s) Ago     |                 |                        |

### Property Details

|                               |                         |                       |
|-------------------------------|-------------------------|-----------------------|
| Address: 22 Livingston Street | City: Rhinebeck         | State: NY             |
| Zip: 12572                    | County: Dutchess        | Square Footage: 1,826 |
| Total Bedrooms: 3             | Total Bathrooms: 2 full | Total Rooms: 8        |
| Fireplaces: 1                 | Home Style: Multi Level | Attic: None           |
| Basement: Bilco Door(s)       | Siding: Frame           | Year Built: 1840      |

### Location Details

|                      |                                    |                    |
|----------------------|------------------------------------|--------------------|
| Lot Size: 0.15 Acres | Lot Description: Historic District | Driveway: Driveway |
| Water Front: No      | Water Access: No                   |                    |

### School Details

|                            |  |                         |
|----------------------------|--|-------------------------|
| School District: Rhinebeck | Elementary School: Chancellor Livingston | Middle School: Bulkeley |
| High School: Rhinebeck     |  |                         |

### Heating, Cooling, & Utility Details