



117 Newkirk Avenue  
 Kingston, NY 12401  
 For Sale: \$425,000

Type:	Single Family
MLS#:	855154
Square Footage:	1,631
Taxes:	\$6,627
Year Built:	1889

Virtue lies between two extremes—the Golden Mean—and this beautifully renovated turnkey duplex in the heart of Kingston hits that sweet spot: classic charm, thoughtful upgrades, and income-generating potential. Built in 1889, the home blends authentic historic details with modern, sustainable features. Step onto the inviting front porch, set atop original antique Hutton bricks, and enter the upper unit. You're welcomed by a bright, open living area with hardwood floors throughout. The kitchen, featuring a butcher-block breakfast bar, offers picturesque views of the hillside and backyard, and opens directly onto a peaceful rear deck. Adjacent to the kitchen, the dining area can easily flex into a cozy den or workspace. Three sunlit bedrooms provide a calm retreat, paired with two stylish, contemporary bathrooms featuring walk-in showers and tasteful tile finishes. Outdoor spaces—including the front porch, newly built rear deck, and private yard—offer ample room for relaxation and entertaining. The lower-level studio unit charms with exposed beams and direct yard access—ideal for guests or short-term rentals. Both units have dedicated washer/dryers, and the electrical panel is pre-wired for submetering. The home is fully electric, with efficient mini-split HVAC systems in each room for sustainability and comfort. The building envelope includes original clapboard siding, locally sourced brick, double-glazed windows, and a roof installed less than five years ago. Zoned T4N, this legal duplex offers fully permitted Airbnb potential, making it ideal for homeowners seeking supplemental income or flexible living arrangements. Just minutes from the rail trail, Hasbrouck Park, Kingston Point, and the bustling Rondout waterfront, the home connects effortlessly to parks, shopping, dining, and culture. In short, this turnkey duplex offers a rare combination of historic charm and modern ease.

## Listing Details

Asking Price: \$425,000	Taxes: \$6,627	Status: Active
Type: Single Family	MLS ID: 855154	Last Update: 4/30/2025
Added: 3 Day(s) Ago		

## Property Details

Address: 117 Newkirk Avenue	City: Kingston	State: NY
Zip: 12401	County: Ulster	Square Footage: 1,631
Total Bathrooms: 3 full	Attic: Unfinished	Basement: Finished
Siding: Brick	Year Built: 1889	

## Location Details

Lot Size: 0.0579 Acres	Lot Description: Back Yard	Water Front: No
Water Access: No		

## School Details

School District: Kingston

## Heating, Cooling, & Utility Details

Heat Type: Electric	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Ductless		