



276 Pearl Street Street  
 Kingston, NY 12401  
 For Sale: \$950,000

Type:	Single Family
MLS#:	20251579
Square Footage:	0
Taxes:	\$15,014
Year Built:	1875

Discover one of Kingston's finest residential properties on one of it's most desirable streets. This classic residence artfully combines period architectural details with modern convenience and style. On the market for the first time in four decades, this c.1875 2-story, 3 bedroom/3 bath home (formerly farmhouse) and barn have been carefully restored and maintained over the years by a prominent Kingston family with the guidance of an architect, melding two distinct periods, traditional and contemporary, to create a stunning blend. The home is situated on a large 1.3 acre expanded city lot on Pearl Street, a few blocks west of Washington Avenue, easily accessible to Uptown's vibrant Stockade District, with all the wonderful food and culture venues it offers. It features large living and dining areas with built-in, custom cabinetry throughout. A graciously remodeled 1980s eat-in kitchen opens onto a generous 396 sq. ft. screened-in porch, perfect for Spring, Summer and Fall meals, or cozy breakfasts and relaxing evenings overlooking the property's manicured lawns and gardens. The primary upstairs suite includes en suite bathroom, lots of built-in cabinetry, and an adjoining sunken lounge area (or relaxing workspace). The second and third bedrooms are both spacious and appealing, and filled with lots of natural light. Just behind the house at the end of the paved driveway stands the remarkable barn, largely unaltered since 1875, with it's original horse stalls, hay bins, and storage rooms on the ground level and a second story loft space framed by beautiful slatted woodwork under a 15-foot gabled roof. The barn has immense potential as an artist's studio, workshop, or private gathering space - but only after some extensive renovation and alternate permanent structural stabilization. A large parcel of mostly wooded land behind this and the other homes on the surrounding blocks was purchased by the local homeowners to ensure continued privacy and to prevent potential future over-development. It creates a peaceful and protected oasis behind the home that will remain undeveloped into the future, in a setting very uncommon in a small city like Kingston. This exceptional home, barn, and unique property perfectly blend historic and aesthetic charm with the opportunity for a personalized new vision statement, making the residence an ideal primary home, a creative Hudson Valley retreat, or an inspiring investment, in a truly one-of-a-kind setting.

## Listing Details

Asking Price: \$950,000	Taxes: \$15,014	Status: Active
Type: Single Family	MLS ID: 20251579	Last Update: 6/30/2025
Added: 44 Day(s) Ago		

## Property Details

Address: 276 Pearl Street Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 3
Total Bathrooms: 2 full, 1 half	Total Rooms: 6	Home Style: Farm House
Basement: Block	Siding: Frame	Year Built: 1875

## Location Details

Lot Size: 1.3 Acres	Lot Description: Back Yard, Garden,	Driveway: Asphalt
Water Front: No	Water Access: No	

## School Details

School District: Kingston

## Heating Cooling & Utility Details