



39 Franklin Street  
 Kingston, NY 12401  
 For Sale: \$629,000

Type:	Single Family
MLS#:	20251797
Square Footage:	0
Taxes:	\$4,644
Year Built:	1871

A restoration with style and subtlety: This deftly rejuvenated Italianate Victorian, located at the heart of Kingston's burgeoning Midtown neighborhood, features remarkably intact architectural details in grand scale throughout, beginning with two formal but sunny parlors flanking the gracious foyer and center hallway. The home retains its original floors, plaster wall details and windows, many of which have been fully restored, as well as the original walnut newel post and stair rail. The first floor rooms feature just-under-10-foot ceilings, original bay and floor-to-ceiling windows, original marbleized slate fireplaces, deep plaster crown moldings, ceiling medallions, and exuberant Italianate doors, trim and base molding, creating a dramatic yet cozy vibe immediately upon entry. A modern full bathroom, dining room, and an airy open kitchen, featuring an AGA dual fuel range and other new appliances, complete the main floor, with access from the kitchen to the unusually large fenced backyard and two antique bluestone patios. Upstairs are 3 large and sunny bedrooms, an office and a newly renovated full bathroom, all sharing much of the same millwork as downstairs plus views of the Hurley Ridge and the Catskills. The oversized primary bedroom features a bay window and roomy separate dressing room. Recent upgrades include a high-efficiency Rinnai natural-gas heating system and upgraded 200-amp electric service. One of the home's chimneys was recently fully repointed using traditional lime plaster. It all combines for a masterful blend of modern and genuine vintage character, free of cookie-cutter updates, and puts you within walking distance of the Bardavon-UPAC theatre, craft breweries, restaurants and galleries that are positioning Midtown Kingston and the neighboring Stockade district as two of the most popular destinations in the Hudson Valley..

## Listing Details

Asking Price: \$629,000	Taxes: \$4,644	Status: Sold
Type: Single Family	MLS ID: 20251797	Last Update: 8/3/2025
Added: 68 Day(s) Ago		

## Property Details

Address: 39 Franklin Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 4
Total Bathrooms: 2 full	Total Rooms: 8	Home Style: Victorian
Basement: Full	Siding: Frame	Year Built: 1871

## Location Details

Lot Size: 0.13 Acres	Driveway: Driveway	Water Front: No
Water Access: No		

## School Details

School District: Kingston

## Heating, Cooling, & Utility Details

Heat Type: Natural Gas	Water Type: Public	Sewer Type: Public Sewer
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## Broker Details